

LOT 11

LOT 12

HIGHWOOD ADDITION  
VOL. 50, PG. 618  
D.R.R.C.T.  
LOT 13

LOT 14

LOT 15

**ALLEY**

15' R.O.W. PER PLAT VOL. 50, PG. 618 D.R.R.C.T.

1/2" IRF N 89° 10' 15" E 56.94' 1/2" IRF

EARL JOHNSON 11  
VOL. 119, PG. 620  
D.R.R.C.T.  
  
PART OF BLOCK 11  
KNOWN AS LOT C  
LOWE AND ALLEN ADDITION

PART OF BLOCK 10  
KNOWN AS LOT B  
LOWE AND ALLEN ADDITION

LOT 1  
BLOCK 1  
0.14 ACRES  
6164 SQ. FT.

PAIGE & MURPHY PARKS  
VOL. 112, PG. 117  
R.P.R.R.C.T.  
  
PART OF BLOCK 10  
KNOWN AS LOT B  
LOWE AND ALLEN ADDITION

HIGHWOOD ADDITION  
VOL. 50, PG. 618  
D.R.R.C.T.  
  
LOT 16

LOT 17

CITY MON COORD  
N 7028013.1514  
E 2563363.6434  
1/2" IRF

CITY MON COORD  
N 7028014.0523  
E 2563410.3747  
1/2" IRF

S 89° 05' 13" W 56.54'

3/8" IRF

S 89° 10' 39" W 84.62'

**WEST KAUFMAN STREET**  
60' R.O.W. PER PLAT

BLOCK 9  
LOWE AND ALLEN ADDITION

NORTH FIRST STREET  
30' R.O.W. PER PLAT

BLOCK 2  
LOWE AND ALLEN ADDITION

FINAL PLAT

**COX ADDITION**

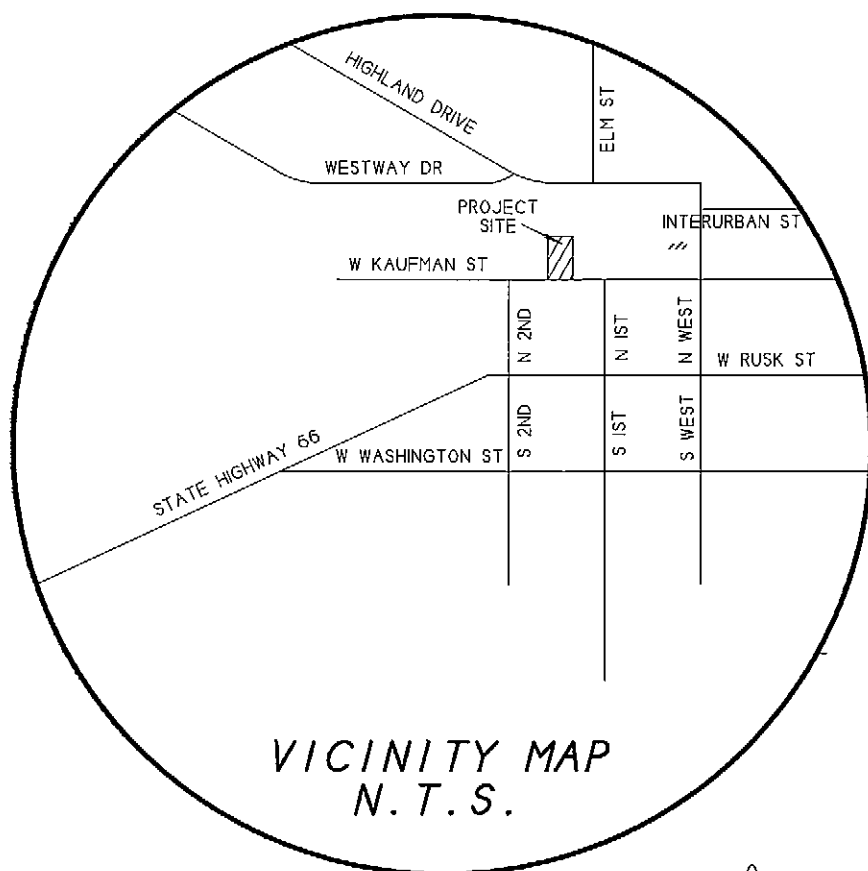
BEING A REPLAT OF  
LOWE & ALLEN ADDITION  
PART OF BLOCK 10  
0.14 ACRES ( 1 LOT )

B.F. BOYDSTUN SURVEY A-14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
05 FEB 17 AM 10:24  
JULIETTE BURKS  
CO. CLERK  
DEPUTY

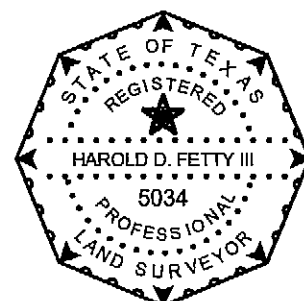
SHEET 1 OF 2



VICINITY MAP  
N.T.S.



GRAPHIC SCALE 1" = 20'



NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated JUNE 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL MONUMENT COORDINATE SYSTEM
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER:

THE CAIN REVOCABLE FAMILY TRUST  
305 STONEBRIDGE DRIVE  
ROCKWALL, TEXAS 75087  
(972) 771-8641



ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE JANUARY 11, 2005  
SCALE 1" = 20' FILE# 20042244RP  
CLIENT CAIN

F175

Cox Addition  
404 W. Kaufman

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS THE CAIN REVOCABLE FAMILY TRUST, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Block 10 of LOWE AND ALLEN ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume K, Page 242 of the Deed Records of Rockwall County, Texas, and also being described in a Warranty deed to The Cain Revocable Family Trust, dated January 28, 1998 and being recorded in Volume 1328, Page 78 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North right-of-way line of West Kaufman Street, a 60 foot right-of-way, said point being at the Southeast corner of a tract of land as described in a Warranty deed from Bryan Ralph and Sandra Ralph to Earl V. Johnson, II and Patricia Johnson, dated November 29, 1975 and being recorded in Volume 119, Page 620 of the Deed Records of Rockwall County, Texas and being at the Southwest corner of said Cain tract;

THENCE N. 01 deg. 24 min. 05 sec. W. along the East line of said Johnson tract, a distance of 108.70 feet to a 1/2" iron rod found for corner in the South right-of-way line of a 15 foot alley per plat of Highwood Addition 1st Section, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume 50, Page 618 of the Deed Records of Rockwall County, Texas;

THENCE N. 89 deg. 10 min. 15 sec. E. along said right-of-way line, a distance of 56.94 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Warranty deed from Larry Parks to Paige E. Parks and Murphy H. Parks, as recorded in Volume 1112, Page 117 of the Real Property Records of Rockwall County, Texas;

THENCE S. 01 deg. 11 min. 27 sec. E. along the West line of said Parks tract, a distance of 108.61 feet to a 1/2" iron rod found for corner in the North right-of-way line of West Kaufman Street;

THENCE S. 89 deg. 05 min. 13 sec. W. along said right-of-way line, a distance of 56.54 feet to the POINT OF BEGINNING and containing 0.14 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as COX ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the Public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

*Dewayne Cain*  
DEWAYNE CAIN  
FOR THE CAIN REVOCABLE FAMILY TRUST

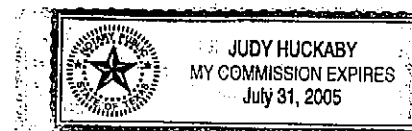
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DEWAYNE CAIN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 28 day of January, 2005.

*Judy Huckaby*  
Notary Public in and for the State of Texas

*Judy Huckaby*  
My Commission Expires: July 31, 2005



NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

*Harold D. Fetty, III*  
Registered Professional Land Surveyor No. 5034



APPROVED

I hereby certify that the above and foregoing plat of COX ADDITION, an Addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 15<sup>th</sup> day of February, 2005.

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 eighty (180) days from said date of final approval.

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

*Robert Schuip* 2-15-05  
Director of Planning

*Chuck Todd* 2-15-05  
City Engineer

FINAL PLAT  
COX ADDITION

BEING A REPLAT OF  
LOWE & ALLEN ADDITION  
PART OF BLOCK 10  
0.14 ACRES ( 1 LOT )

B.F. BOYDSTUN SURVEY A-14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
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305 STONEBRIDGE DRIVE  
ROCKAWALL, TEXAS 75087  
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**R.S.C.I.**  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

*P2005-001*

SHEET 2 OF 2

Cox Addition  
404 W. Kaufman

F179