

☐ Preliminary Plat*
☐ Final Plat*
☐ Replat*
☐ Vacation of Plat

☐ Site Plan*
☐ Concept Plan
☐ Overlay District
☐ Building Elevations

☐ Conditional Use Permit
☐ Landscape Plan
☐ Treescape Plan
☒ Zoning / Land Use

H2007-010 902 N Goliad (Landmark)

Addition Name: AUSTIN, LOT PT 1 Current Zoning: PD-50

Proposed Zoning: Historic Landmark No. Of Acres: No. Of Tracts: 1 No. Of Units: 1

Proposed Use for Property:

City initiated request for a Historic Landmark designation for the Spafford House located at 902 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District.

General Location of Property (or) Address: 902 N Goliad

Owner's Name: CARLTON, STEVE & VICKI

Applicant's Name: City of Rockwall

Company: _____

Company: Planning and Zoning Department

Address: 902 N Goliad Rockwall

Address: 385 South Goliad

City, State, Zip: Rockwall TX, 75087

City, State, Zip: Rockwall, Texas 75087

Phone: _____ Fax #: _____

Phone: (972) 771-7745 Fax #: (972) 771-7748

BEFORE ME, a Notary Public, on this day personally appeared _____
the undersigned applicant, who stated the information on this application to be true:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this
application; all information submitted herein is true and correct; and the application fee of \$ n/a,
to cover the cost of this application, has been paid to the City of Rockwall on This _____ day
of _____.

Applicant Signature

SUBSCRIBED AND SWORN TO before me, this _____ day of _____.

My Commission Expires

Notary Public in & for the State of Texas

This Application Will Not Be Accepted Without Engineering Submittal On File If Engineering Is
Required

House Bill 1563, Effective September 1, 1999.

**Requires An Original Tax Certificate From Each Taxing Unit Indicating That No Delinquent Ad Valorem Taxes Are Owed
On The Property To be Attached To The Plat Or Replat.**



City of Rockwall
The New Horizon

Public Notice

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H2007-010: 902 N Goliad Landmark Designation

Hold a public hearing to consider a City initiated request for a Historic Landmark designation for the Spafford House located at 902 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 1/10/2008 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

Case number: H2007-010

Please place a check mark on the appropriate line below:

_____ I am in favor of the request for the reasons listed below 19

_____ I am opposed to the request for the reasons listed below

Your Name: _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -

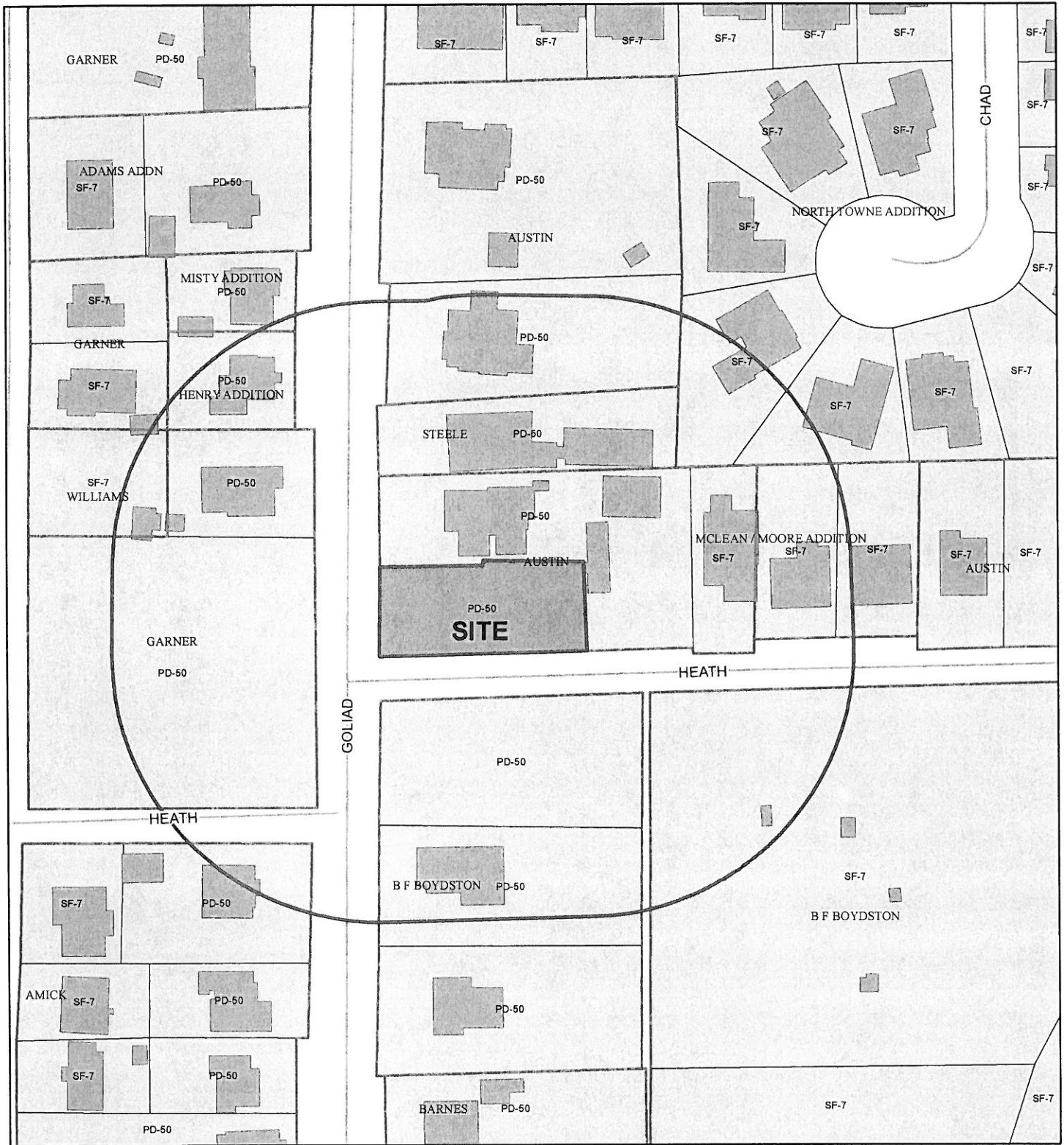
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Legend



SITE

**City of
Rockwall**
www.rockwall.com



H2007-010

902 N. Goliad Landmark Designation

December 19, 2007

0 37.5 75 150 Feet

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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Public Notice

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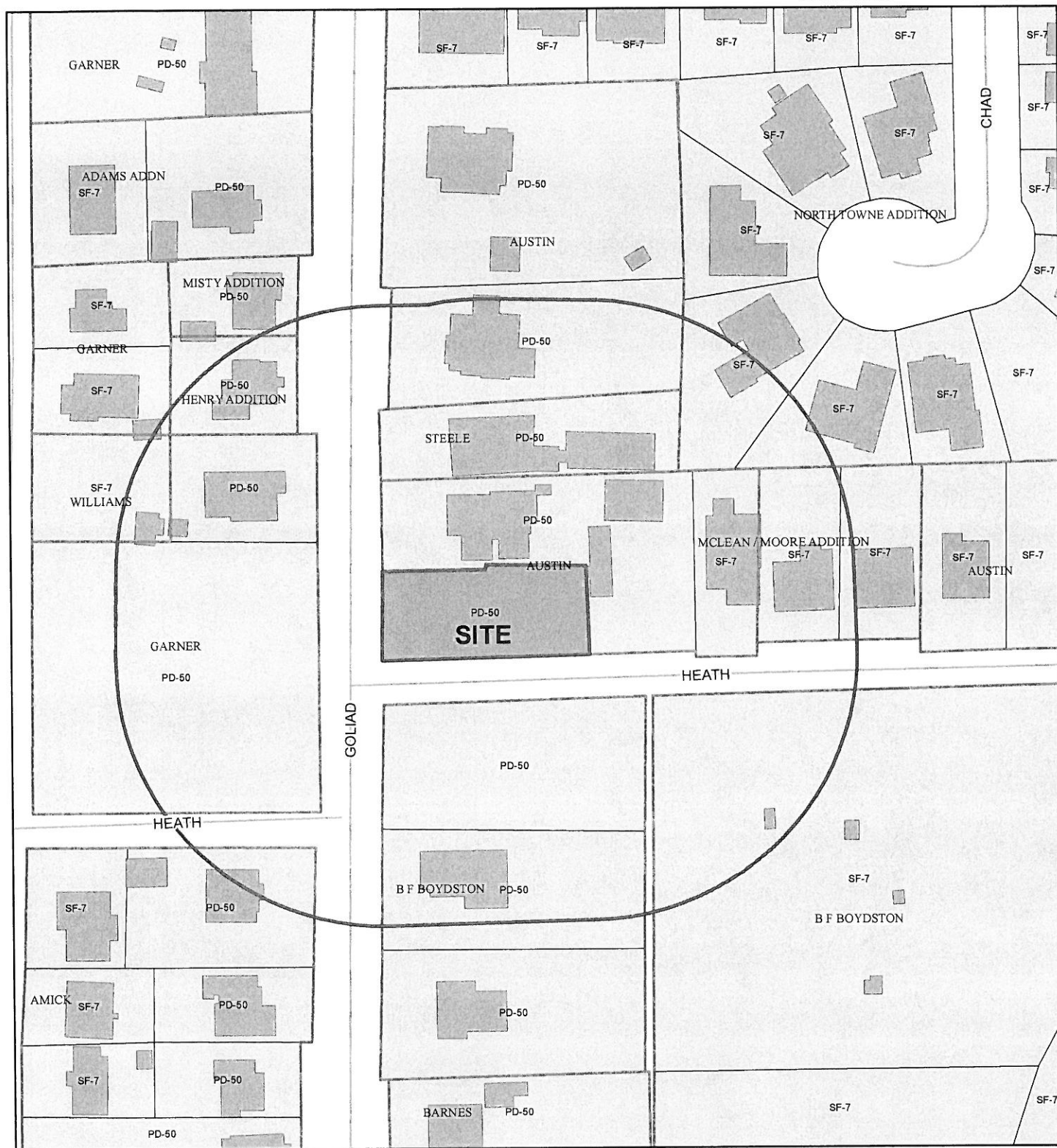
Your Name: _____

Rockwall Property Address: _____

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FILE COPY

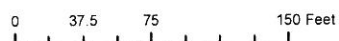
Legend



H2007-010

902 N. Goliad Landmark Designation

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Case number: H2007-010

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below 19

☒ I am opposed to the request for the reasons listed below

See attached

Your Name: DAVID FALLS

Rockwall Property Address: 3608 Lakeside Dr Rockwall

Owner: 1 Acre Lot Goliad + Heath Streets

- Please see Location Map of Subject Property on the back of this notice -

I am NOT in favor of the home at 902 N. Goliad receiving a City initiated Historic Landmark designation. No attempt should be made to preserve the older homes on North Goliad Street.

State Hwy 205.

North Goliad Street, State Highway 205, is a major roadway to the area, which will be widened to carry increased traffic load in the near future. This is not the place to carry out historic preservation.

Just because it is old, it is not necessarily an asset to the community.

North Goliad Street will never stand out as a historic area and any preservation will not be of historic, political, or economic value to any degree. Cities such as Terrell, Waxahachie, and, Jefferson, have beautiful, authentic, majestic homes, located in historically preserved neighborhoods. These are homes of true architectural style. Historically preserved neighborhoods add to the value of communities. However, the collection of homes on this busy, state highway, do not constitute a historical neighborhood. Historic homes are not an asset that N. Goliad Street possesses or has ever possessed in the past.

Commercial use of residential structures.

North Goliad Street no longer is suitable for residential use. With the roadway expanding, N. Goliad Street is now only useful for commercial applications.

There is nothing wrong with businesses transforming residential structures into business application. However, businesses, like people, need to dress for success. New facilities are more inviting, look cleaner, and will make the businesses more successful. Doesn't Rockwall want to zone for success? Is it not the goal of our City to have the most appealing and successful commercial districts possible? By preserving these structures by historical designation, you are legislating that these structures remain constant forever into the future. Many people are hoping to see improved community services in north Rockwall. N. Goliad Street offers the best community access for more business services. No, we don't want a Wal-Mart here, but there are hundreds of business services available that would be a great addition to this area and the majority will not fit into the structure of one of these old houses.

These old structures do not add value to the community when they are used as a substitution for a commercial building. They were not ideally constructed to fit a business. They are retrofitted. The old structures are not up to current building code, do not attract upscale business to the community, and may not provide meaningful services to their neighborhood. Instead they contain struggling businesses, looking for inexpensive rent. The converted residential /commercial developments on Boydston and S.Goliad (Goliad Place) are prime examples of what not to do. Landmark Designations forces old buildings to continue to be used when there are far better development options.

This decision affects N. Goliad Street for all time. You are voting to preserve N. Goliad in its present condition for decades to come. I believe we can do better.

Subsidize a bright future.

There are only a limited number of businesses that can survive in the framework of an old house. Beyond that, the old houses are built on blocks, do not adhere to commercial standards, probably violate federally mandated ADA standards, and are a parking nightmare. Rockwall has had this type of historic business district before and it was not long before the charm worn off. I can guarantee you that any business that can survive in an old house, would prosper far more if it were in a modern facility.

People come to Rockwall because it is modern, clean, and offers nice amenities. Our doctor's offices are high tech and spotless. Attorneys, title companies, banks, and CPA's boast beautiful buildings, expansive foyers with marble floors and upscale furnishings. In Rockwall, both residential and commercial development is on par with the best around.

It was explained at a recent meeting that thru tax abatements, property owners would be subsidized to assure the old houses would be maintained to a minimal standard. Assuring that their structure and appearance would be maintained. Can we not do better? Could we not use the same abatements to lure new commercial construction to this area? The new buildings all along Horizon Road are beautiful and well maintained. How could the community not respond positively to such development? Which building will look better in 25 years? Subsidize our future, not our past. It is a far better investment.

Success versus failure.

Rockwall will grow away from downtown and leave downtown in disrepair if something is not done. Garland is an excellent example. We flock to Firewheel to shop and eat, because it looks vintage but is actually very modern. However, these same people refuse to shop and eat in downtown Garland.

You can not revitalize real estate by regulating it to remain old. The only way to have downtown and the downtown corridors remain vital is to keep them modern and up to date. To do this, you must be able to change strategies over time. Landmark Designation is a irreversable move in the wrong direction.

Landmark Designation will land-lock the properties by eliminating the possibility of replatting to create more usable properties for development.

Commercial developers are ingenious and imaginative. They revitalize areas for a living.

Allow free enterprise to work. Historic Landmark Designation will restrict or discourage businessmen from bringing investment, lucrative businesses, needed employment, and valuable services to the citizens of Rockwall. N. Goliad has the potential to be a valuable business tool for Rockwall. Give it the zoning and stimulus packages it needs to flourish. The citizens of Rockwall will benefit by your actions.

Please vote no to Historic Landmark Designation on N. Goliad Road (SH 205).

David Falls
3608 Lakeside Dr
Rockwall Tx

Owner: One acre lot Heath/N. Goliad St



City of Rockwall
The New Horizon

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As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 1/10/2008 to:

Chris Spencer

Rockwall Planning and Zoning Dept.

385 S. Goliad Street

Rockwall, TX 75087

(please return portion of form below the dotted line)

Email: planning@rockwall.com

Phone: (972) 771-7745

Fax: (972) 771-7748

Case number: H2007-010

Please place a check mark on the appropriate line below:

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

19

☐ I am opposed to the request for the reasons listed below

This is the correct designation for this property, and it is in the best interest for the future of Rockwall

Your Name: *Ken Jones*

Rockwall Property Address: *908 N. Goliad*

- Please see Location Map of Subject Property on the back of this notice -

*Happy New Year!
Thank you for what you do for the
Citizens of Rockwall.*

385 South Goliad

Rockwall, Texas 75087

(972) 771-7745



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Planning and Zoning Commission

FROM: Chris Spencer, Senior Planner

DATE: December 11, 2007

SUBJECT: Creation of a Landmark District for 902 N. Goliad & 908 N. Goliad

Earlier this year the Historic Preservation Advisory Board, the Planning and Zoning Commission and the City Council approved the North Goliad Overlay District and the removal of those properties from the "Old Town Rockwall" Historic District. As part of the approval process both the Board and the Commission directed staff to start working on a list of properties located within the North Goliad Overlay District to be considered for Historic Landmark designation.

Staff believes that the east side of the 900 block of North Goliad would be the most appropriate place to start. Both the recently designated 912 N. Goliad and the Reese House are located within the 900 block as well as 902 N. Goliad.

The property at 902 N. Goliad was built a year after the Austin-Stacy House in 1894 helping to frame the original North Goliad streetscape. The house has heavy Folk Victorian influences and was recently identified by the HPAB North Goliad Subcommittee with assistance from the city's former historic consultant as a "Medium Contributing" property. Staff feels that a Historic Landmark designation will allow for proper restoration/redevelopment of the property and eventually lead to a "High Contributing" property.

The property at 908 N. Goliad, the Reese House, was relocated from the parking lot of the First Baptist Church at the northwest corner of S. Goliad and Boydstun. The contribution of the Reese House to the Goliad streetscape has been well documented as well as the contribution to the community of Judge Reese and the Reese family. The house is a textbook example of Neo-Classical architecture and was recently identified by the HPAB North Goliad Subcommittee with assistance from the city's former historic consultant as a "High Contributing" property after it was relocated.

Earlier this year in a work session the Commission identified both 902 & 908 N. Goliad as properties that could eventually warrant Historic Landmark designation.

Staff has recently been contacted about the redevelopment of both of these properties and feels that Historic Landmark will allow for protection of the structures from these development pressures. The property at 904 N. Goliad, a "Non-Contributing" property, was recently purchased and the structure including the exterior is being totally remodeled.

Under the current ordinance “a historic landmark property may be a single property or structure not contiguous to or part of an existing historic district, but is deemed worthy of preserving”. A landmark district may be designated if the property meets one of the following:

- a. Possesses significance in history, architecture, archeology, and/or culture;
- b. Is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history;
- c. Is associated with the lives of persons significant in the City of Rockwall's past;
- d. Embodies the distinctive characteristics of a type, period, and/or method of construction;
- e. Represents the work of a master designer, builder, and/or craftsman; or
- f. Represents an established and familiar visual historical feature of the City.

At this time we are asking the Planning and Zoning Commission to consider this recommendation and take action to move forward with creating a Landmark District and initiating the public hearing process for both 902 & 908 N. Goliad. Staff would also ask for direction from the Commission on any other properties that may be worthy of future Historic Landmark designation within the North Goliad Overlay District. The Historic Preservation Advisory Board Chairperson, Sherry Pittman, will be in attendance to answer any questions that the Commission may have.



902 N Goliad



908 N Goliad

CITY OF ROCKWALL

Historic Preservation Advisory Board Memo

AGENDA DATE: 1/17/2008

APPLICANT: City of Rockwall

AGENDA ITEM: H2007-010; 902 N Goliad Landmark Designation

Hold a public hearing to consider a City initiated request for a Historic Landmark designation for the Spafford House located at 902 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District.

BACKGROUND INFORMATION:

The property at 902 N. Goliad was built in 1894 a year after the existing Landmarked Austin-Stacy House helping to frame the original North Goliad streetscape.

B. F. and Agnes Spafford built their home themselves from lumber shipped from Jefferson, TX. Second owners of the home were son Joe and his wife Christine. Joe and his brother Estell owned 13 acres of pasture where the Harris Heights subdivision is now located. Joe and Estell operated the City Meat Market on the square and animals were slaughtered at the pasture they owned, then north of town. Joe later operated a locker plant, grocery and meat market in the building that now houses Rockwall Office Supply/Texas Traditions. Wife Christine operated the grocery part of the business.

The house has heavy Folk Victorian influences and was recently identified by the HPAB North Goliad Subcommittee with assistance from the city's former historic consultant as a "Medium Contributing" property. Staff feels that a Historic Landmark designation will allow for proper restoration/redevelopment of the property and eventually lead to a "High Contributing" property.

In staff's opinion the Spafford house is significant to the built environment and the urban fabric of the City of Rockwall.

Nineteen (19) notices were sent out to property owners within 200-feet. At the time of this report no notices had been returned.

RECOMMENDATIONS:

Staff Recommends approval of the request.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 2/12/2008

APPLICANT: City of Rockwall

AGENDA ITEM: H2007-010; 902 N Goliad Landmark Designation

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In staff's opinion the Spafford house is significant to the built environment and the urban fabric of the City of Rockwall.

Nineteen (19) notices were sent out to property owners within 200-feet. At the time of this report no notices had been returned.

RECOMMENDATIONS:

Staff Recommends approval of the request.

On January 17, 2008, the Historic Preservation Advisory Board recommended approval of landmark designation for 902 N. Goliad by a vote of 5-0 (Harper absent).

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 2/18/2008

APPLICANT: City of Rockwall

AGENDA ITEM: H2007-010; 902 N Goliad Landmark Designation

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RECOMMENDATIONS:

Staff Recommends approval of the request.

On January 17, 2008, the Historic Preservation Advisory Board recommended approval of landmark designation for 902 N. Goliad by a vote of 5-0 (Harper absent).

On February 12, 2008, the Planning and Zoning Commission recommend approval of landmark designation for 902 N. Goliad by a vote of 4-0 (Smith & Milner absent).

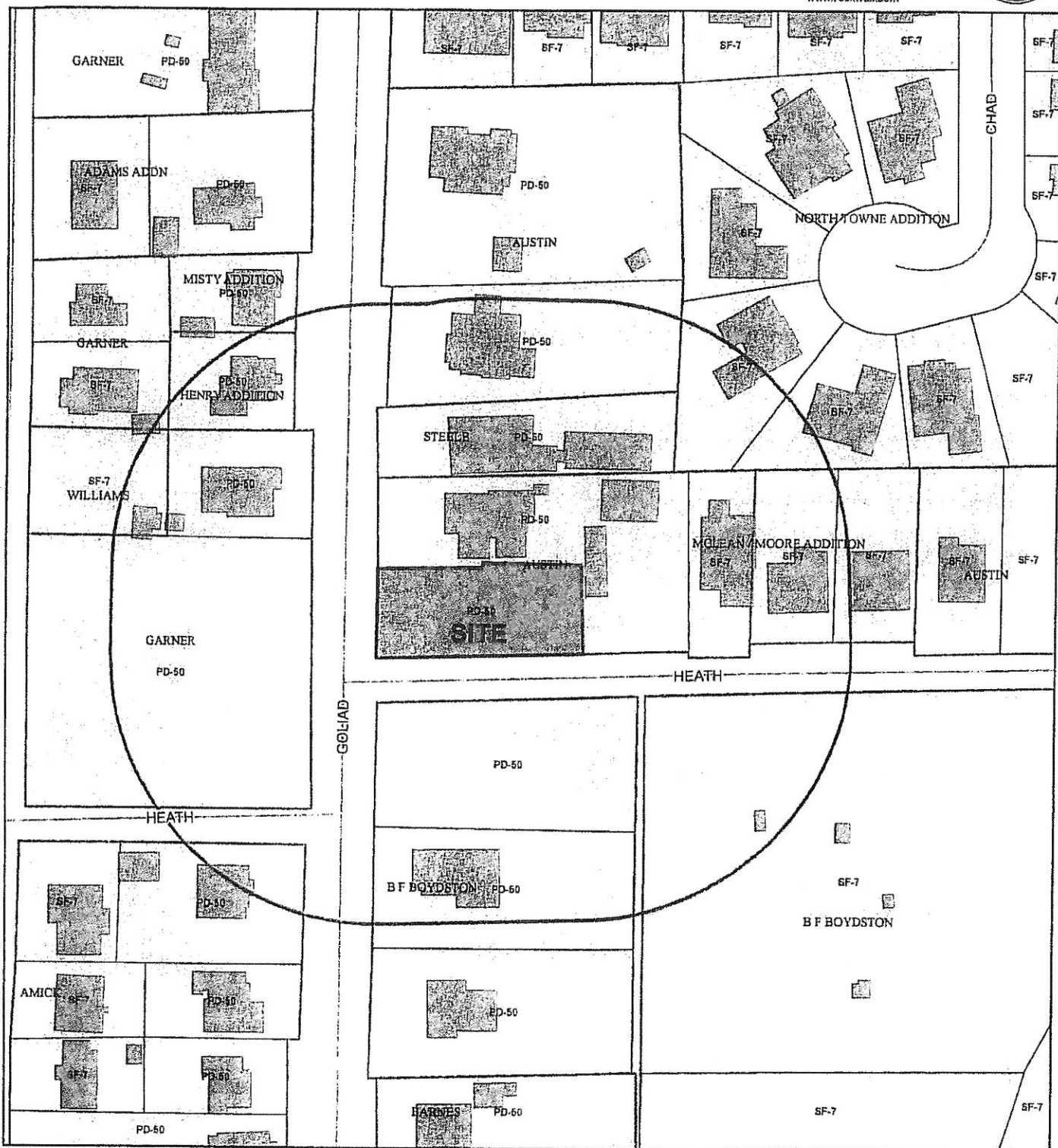
Public Hearing
No Input.

Legend



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H2007-010 902 N. Goliad Landmark Designation

December 19, 2007

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I am NOT in favor of the home at 902 N. Goliad receiving a City initiated Historic Landmark designation. No attempt should be made to preserve the older homes on North Goliad Street.

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Commercial use of residential structures.

North Goliad Street no longer is suitable for residential use. With the roadway expanding, N. Goliad Street is now only useful for commercial applications.

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CITY OF ROCKWALL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "SPAFFORD HOME", BEING 902 N. GOLIAD, PART OF LOT 1, AUSTIN ADDITION; AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a city initiated request has been made for the property known as Part of Lot 1, Austin Addition (902 N. Goliad) further described in the attached Exhibit "A" for designation of the said tract as a Landmark District know as the Historic "Spafford Home" as defined in City of Rockwall Unified Development Code (Ord. No. 04-38); Article V, Section 6.2 Historic Overlay District;

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code (Ord. No. 04-38), as heretofore amended, be amended by the designation of a Landmark Property known as the Historic "Spafford Home" Landmark District, being Part of Lot 1, Austin Addition (902 N. Goliad) further described in the attached Exhibit "A" as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines of the Old Town Rockwall Historic District; Exhibit "B" of City of Rockwall Ordinance No. 02-26, which served to establish the inaugural Historic District shall apply in their entirety to the development and restoration of the aforementioned subject property further described in Exhibit "A".

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this

Exhibit "A"

Legal Description 902 N. Goliad St.

BEING a .24 acre tract of land situated in the Austin Addition, Lot 1, (902 N. Goliad St.) in the City of Rockwall, County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the east right of way of State Highway 205, and the southwest corner of said Lot 1, for a corner;

THENCE N 00° 26' 58" E following along said State Highway 205 right of way line for a distance of 67.04 feet to a point;

THENCE N 89° 12' 27" E following along Lot 1 north property line for a distance of 77.40 feet to a point;

THENCE N 02° 29' 26" E following along Lot 1 property line for a distance of 3.90 feet to a point;

THENCE S 88° 59' 35" E following along Lot 1 north property line for a distance of 75.15 feet to a point;

THENCE S 02° 05' 05" E following along Lot 1 east property line for a distance of 66.74 feet to a point;

THENCE S 88° 31' 56" W following along Lot 1 south property line for a distance of 155.71 feet to the Point of Beginning and containing approximately .24 acres of land (10400.11 square feet) more or less.



6-0 ✓

CITY OF ROCKWALL

ORDINANCE NO. 08-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "SPAFFORD HOME", BEING 902 N. GOLIAD, PART OF LOT 1, AUSTIN ADDITION; AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a city initiated request has been made for the property known as Part of Lot 1, Austin Addition (902 N. Goliad) further described in the attached Exhibit "A" for designation of the said tract as a Landmark District know as the Historic "Spafford Home" as defined in City of Rockwall Unified Development Code (Ord. No. 04-38); Article V, Section 6.2 Historic Overlay District;

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code (Ord. No. 04-38), as heretofore amended, be amended by the designation of a Landmark Property known as the Historic "Spafford Home" Landmark District, being Part of Lot 1, Austin Addition (902 N. Goliad) further described in the attached Exhibit "A" as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines of the Old Town Rockwall Historic District; Exhibit "B" of City of Rockwall Ordinance No. 02-26, which served to establish the inaugural Historic District shall apply in their entirety to the development and restoration of the aforementioned subject property further described in Exhibit "A".

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this

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City of Rockwall

The New Horizon

385 South Goliad St.
Rockwall, Texas 75087-3699

www.rockwall.com

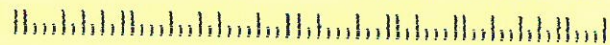


GOODMAN SUE ETAL
C/O ANDY FLORENCE
3604 RIP FORD DR
AUSTIN, TX

NIXIE 787 DE 1 00 02/03/08

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 75087373785 *2134-23852-31-38



75087373785



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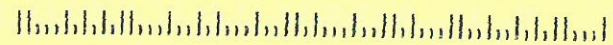
WILLIAMS ALEX RAY &
PATRICIA L WILLIAMS WILKERSON
905 N GOLIAD
ROCKWALL,

NIXIE 750 DE 1 00 02/21/08

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 75087373785 *2234-06077-31-38

75087373785





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WILLIAMS ALEX R
905 N GOLIAD
ROCKWALL, TX 75087

NIXIE 750 DE 1 00 02/21/08

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