



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 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 709-711 Hartman

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION 709 Hartman St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF7

CURRENT USE

Single Family Dwelling

PROPOSED ZONING SF7

PROPOSED USE

Single Family Dwelling

ACREAGE .5

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

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 Duane and Jennifer Piercy

APPLICANT Same

CONTACT PERSON Duane Piercy

CONTACT PERSON

ADDRESS 713 Hartman

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

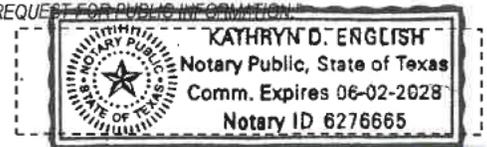
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Duane Piercy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 24th DAY OF November, 2025

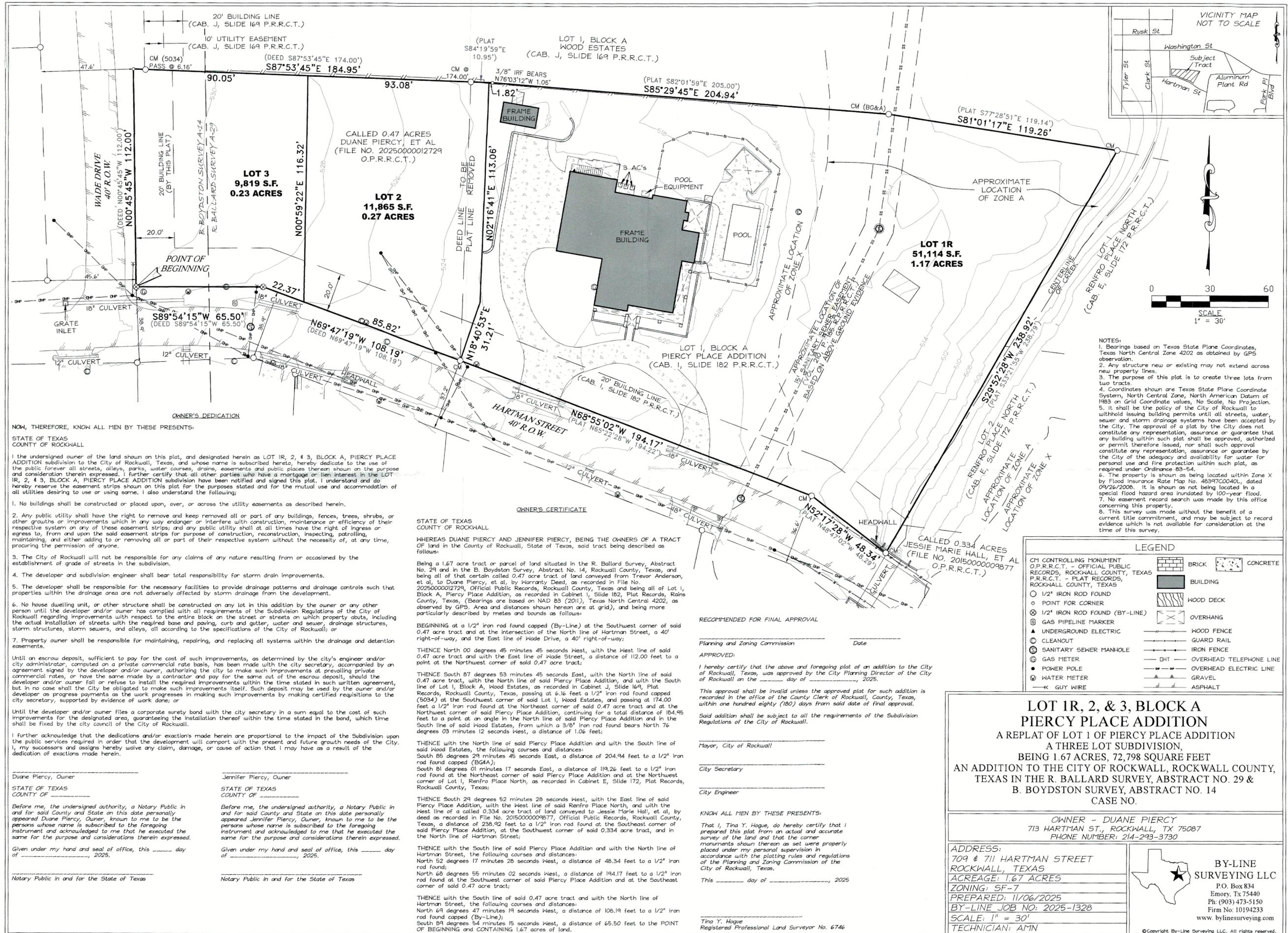
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

6-2-2028



NOTES:

1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
2. Any structure new or existing may not extend across new property lines.
3. The purpose of this plat is to create three lots from two tracts.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
5. 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 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.
6. The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48347C0040L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
7. No easement record search was made by this office concerning this property.
8. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.

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 LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION subdivision 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 LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

I further acknowledge that the dedications and/or exactions 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. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 1.67 acre tract or parcel of land situated in the R. Ballard Survey, Abstract No. 29 and being all of that certain called 0.47 acre tract of land conveyed from Trevor Anderson, et al, to Duane Piercy, et al, by Warranty Deed, as recorded in File No. 2025000012729, Official Public Records, Rockwall County, Texas and being all of Lot 1, Block A, PIERCY PLACE ADDITION, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Southwest corner of said 0.47 acre tract and at the intersection of the North line of Hartman Street, a 40' right-of-way, and the East line of Wade Drive, a 40' right-of-way;

THENCE North 00 degrees 45 minutes 45 seconds West, with the West line of said 0.47 acre tract and with the East line of Wade Street, a distance of 112.00 feet to a point at the Northwest corner of said 0.47 acre tract;

THENCE South 87 degrees 53 minutes 45 seconds East, with the North line of said 0.47 acre tract, with the North line of said Piercy Place Addition, and with the South line of Lot 1, Block A, Wood Estates, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, passing at 6.16 feet to a 1/2" iron rod found capped (5034) at the Southwest corner of said Lot 1, Wood Estates, and passing at 174.00 feet to a 1/2" iron rod found at the Northeast corner of said Piercy Place Addition and at the Northwest corner of said Piercy Place Addition, continuing for a total distance of 184.95 feet to a point at an angle in the North line of said Piercy Place Addition and in the South line of said Wood Estates, from which a 3/8" iron rod found bears North 76 degrees 03 minutes 12 seconds West, a distance of 1.06 feet;

THENCE with the North line of said Piercy Place Addition and with the South line of said Wood Estates, the following courses and distances:
South 85 degrees 29 minutes 45 seconds East, a distance of 204.94 feet to a 1/2" iron rod found capped (BG&A);
South 81 degrees 01 minutes 17 seconds East, a distance of 119.26 feet to a 1/2" iron rod found at the Northeast corner of said Piercy Place Addition and at the Northwest corner of Lot 1, Renfro Place North, as recorded in Cabinet E, Slide 172, Plat Records, Rockwall County, Texas;

THENCE South 29 degrees 52 minutes 28 seconds West, with the East line of said Piercy Place Addition, with the West line of said Renfro Place North, and with the West line of a called 0.334 acre tract of land conveyed to Jessie Marie Hall, et al, by deed as recorded in File No. 2015000009877, Official Public Records, Rockwall County, Texas, a distance of 238.92 feet, to a 1/2" iron rod found at the Southeast corner of said Piercy Place Addition, at the Southwest corner of said 0.334 acre tract, and in the North line of Hartman Street;

THENCE with the South line of said Piercy Place Addition and with the North line of Hartman Street, the following courses and distances:
North 52 degrees 17 minutes 26 seconds West, a distance of 48.34 feet to a 1/2" iron rod found;
North 68 degrees 55 minutes 02 seconds West, a distance of 194.17 feet to a 1/2" iron rod found at the Southwest corner of said Piercy Place Addition and at the Southeast corner of said 0.47 acre tract;

THENCE with the South line of said 0.47 acre tract and with the North line of Hartman Street, the following courses and distances:
North 69 degrees 47 minutes 19 seconds West, a distance of 108.19 feet to a 1/2" iron rod found capped (By-Line);
South 89 degrees 54 minutes 15 seconds West, a distance of 65.50 feet to the POINT OF BEGINNING and CONTAINING 1.67 acres of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2025.

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.

Mayor, City of Rockwall _____

City Secretary _____

City Engineer _____

**LOT 1R, 2, & 3, BLOCK A
PIERCY PLACE ADDITION**
A REPLAT OF LOT 1 OF PIERCY PLACE ADDITION
A THREE LOT SUBDIVISION,
BEING 1.67 ACRES, 72,798 SQUARE FEET
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 &
B. BOYDSTON SURVEY, ABSTRACT NO. 14
CASE NO.

OWNER - DUANE PIERCY
713 HARTMAN ST., ROCKWALL, TX 75087
PHONE NUMBER: 214-293-3730

ADDRESS:
709 # 711 HARTMAN STREET
ROCKWALL, TEXAS
ACREAGE: 1.67 ACRES
ZONING: SF-7
PREPARED: 11/06/2025
BY-LINE JOB NO: 2025-1328
SCALE: 1" = 30'
TECHNICIAN: AMN

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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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 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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 709-711 Hartman

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION 709 Hartman St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF7

CURRENT USE

Single Family Dwelling

PROPOSED ZONING SF7

PROPOSED USE

Single Family Dwelling

ACREAGE .5

LOTS [CURRENT] 1

1

LOTS [PROPOSED] 2

2

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 Duane and Jennifer Piercy

APPLICANT Same

CONTACT PERSON Duane Piercy

CONTACT PERSON

ADDRESS 713 Hartman

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

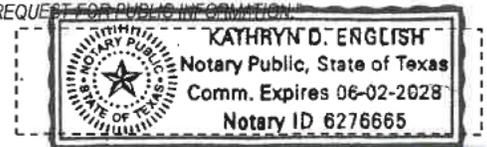
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Duane Piercy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 24th DAY OF November, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

6-2-2028



P2025-041: Replat for Lots 2-4, Block A, Piercy Addition

0 40 80 160 240 320 Feet

E WASHINGTON

WADE DR

SF-7

HARTMAN ST

RENFROST

PD-59

Case Location Map = 

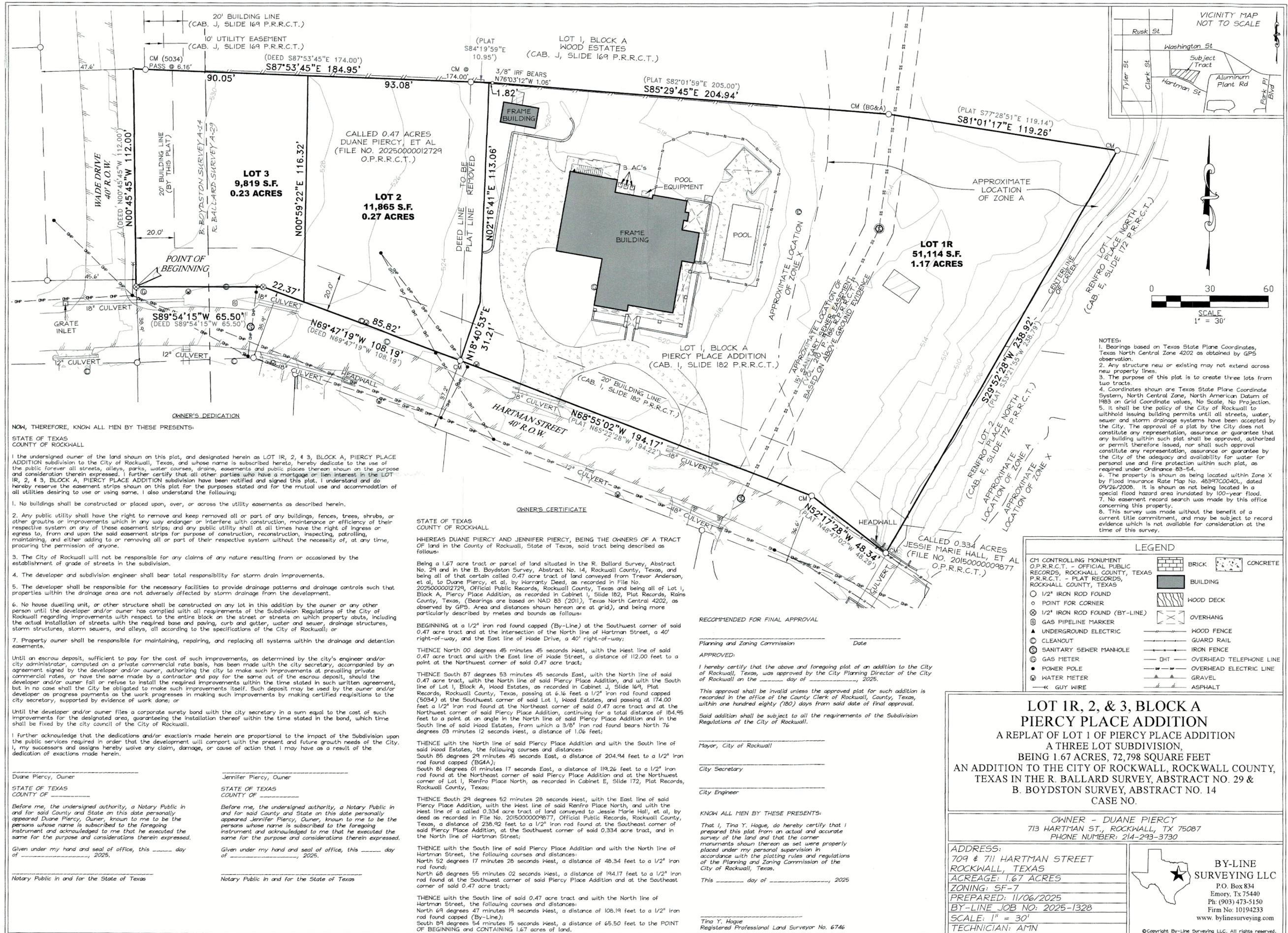


City of Rockwall

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.





NOTES:

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create three lots from two tracts.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- 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 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.
- No easement record search was made by this office concerning this property.
- This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.

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 LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION subdivision 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 LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION 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
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

I further acknowledge that the dedications and/or exactions 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. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 1.67 acre tract or parcel of land situated in the R. Ballard Survey, Abstract No. 29 and in the B. Boydston Survey, Abstract No. 14, Rockwall County, Texas, and being all of that certain called 0.47 acre tract of land conveyed from Trevor Anderson, et al, to Duane Piercy, et al, by Warranty Deed, as recorded in File No. 2025000012729, Official Public Records, Rockwall County, Texas and being all of Lot 1, Block A, PIERCY PLACE ADDITION, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Southwest corner of said 0.47 acre tract and at the intersection of the North line of Hartman Street, a 40' right-of-way, and the East line of Wade Drive, a 40' right-of-way;

THENCE North 00 degrees 45 minutes 45 seconds West, with the West line of said 0.47 acre tract and with the East line of Wade Street, a distance of 112.00 feet to a point at the Northwest corner of said 0.47 acre tract;

THENCE South 87 degrees 53 minutes 45 seconds East, with the North line of said 0.47 acre tract, with the North line of said Piercy Place Addition, and with the South line of Lot 1, Block A, Wood Estates, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, passing at 6.16 feet to a 1/2" iron rod found capped (5034) at the Southwest corner of said Lot 1, Wood Estates, and passing at 174.00 feet to a 1/2" iron rod found at the Northeast corner of said 0.47 acre tract and at the Northwest corner of said Piercy Place Addition, continuing for a total distance of 184.95 feet to a point at an angle in the North line of said Piercy Place Addition and in the South line of said Wood Estates, from which a 3/8" iron rod found bears North 76 degrees 03 minutes 12 seconds West, a distance of 1.06 feet;

THENCE with the North line of said Piercy Place Addition and with the South line of said Wood Estates, the following courses and distances:
South 85 degrees 29 minutes 45 seconds East, a distance of 204.94 feet to a 1/2" iron rod found capped (BG&A);
South 81 degrees 01 minutes 17 seconds East, a distance of 119.26 feet to a 1/2" iron rod found at the Northeast corner of said Piercy Place Addition and at the Northwest corner of Lot 1, Renfro Place North, as recorded in Cabinet E, Slide 172, Plat Records, Rockwall County, Texas;

THENCE South 29 degrees 52 minutes 28 seconds West, with the East line of said Piercy Place Addition, with the West line of said Renfro Place North, and with the West line of a called 0.334 acre tract of land conveyed to Jessie Marie Hall, et al, by deed as recorded in File No. 2015000009877, Official Public Records, Rockwall County, Texas, a distance of 238.92 feet, to a 1/2" iron rod found at the Southeast corner of said Piercy Place Addition, at the Southwest corner of said 0.334 acre tract, and in the North line of Hartman Street;

THENCE with the South line of said Piercy Place Addition and with the North line of Hartman Street, the following courses and distances:
North 52 degrees 17 minutes 26 seconds West, a distance of 48.34 feet to a 1/2" iron rod found;
North 68 degrees 55 minutes 02 seconds West, a distance of 194.17 feet to a 1/2" iron rod found at the Southwest corner of said Piercy Place Addition and at the Southeast corner of said 0.47 acre tract;

THENCE with the South line of said 0.47 acre tract and with the North line of Hartman Street, the following courses and distances:
North 69 degrees 47 minutes 19 seconds West, a distance of 108.19 feet to a 1/2" iron rod found capped (By-Line);
South 89 degrees 54 minutes 15 seconds West, a distance of 65.50 feet to the POINT OF BEGINNING and CONTAINING 1.67 acres of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2025.

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.

Mayor, City of Rockwall _____

City Secretary _____

City Engineer _____

**LOT 1R, 2, & 3, BLOCK A
PIERCY PLACE ADDITION**
A REPLAT OF LOT 1 OF PIERCY PLACE ADDITION
A THREE LOT SUBDIVISION,
BEING 1.67 ACRES, 72,798 SQUARE FEET
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 &
B. BOYDSTON SURVEY, ABSTRACT NO. 14
CASE NO.

OWNER - DUANE PIERCY
713 HARTMAN ST., ROCKWALL, TX 75087
PHONE NUMBER: 214-293-3730

ADDRESS:
709 # 711 HARTMAN STREET
ROCKWALL, TEXAS
ACREAGE: 1.67 ACRES
ZONING: SF-7
PREPARED: 11/06/2025
BY-LINE JOB NO: 2025-1328
SCALE: 1" = 30'
TECHNICIAN: AMN

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: January 13, 2026
APPLICANT: Duane and Jennifer Piercy
CASE NUMBER: P2025-041; *Replat for Lots 2, 3, & 4, Block A, Piercy Place Addition*

SUMMARY

Consider a request by Duane and Jennifer Piercy for the approval of a Replat for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 1.67-acre tract of land [*i.e. Lot 1, Block A, Piercy Place Addition*] for the purpose of subdividing two (2) residential lots to create three (3) residential lots [*i.e. Lots 2-4, Block A, Piercy Place Addition*].
- Background. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. On April 6, 2015, the City Council approved a Final Plat [*i.e. Case No. P2015-011*] that established a portion of the subject property as Lot 1, Block A, Piercy Place Addition. According to Rockwall Central Appraisal District (RCAD), there is currently a 5,370 SF single-family home, a 400 SF cabana, and two (2) storage sheds (240 & 96 SF) on the subject property on this portion of the subject property. The remainder of the subject property is currently vacant following the issuance of a demolition permit [*i.e. RES2025-4831*] by the Building Inspections Department, which authorized the complete removal of all structures on the property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lots 2, 3, & 4, Block A, Piercy Place Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 12/19/2025

PROJECT NUMBER: P2025-041
PROJECT NAME: Replat for Lots 1-3, Block A, Piercy Addition
SITE ADDRESS/LOCATIONS: 711 Hartman Street

CASE CAPTION: Consider a request by Duane and Jennifer Piercy for the approval of a Replat for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	12/19/2025	Approved w/ Comments

12/19/2025: P2025-041: Replat for Lots 2-4, Block A, Piercy Place Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2025-041) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOTS 2, 3, & 4, BLOCK A
PIERCY PLACE ADDITION
BEING A REPLAT OF
LOT 1 OF
PIERCY PLACE ADDITION
BEING
THREE (3) LOTS
1.67-ACRES OR 72,798 SF
SITUATED IN THE
R. BALLARD SURVEY, ABSTRACT NO. 29 &
B. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please tie in two (2) corners of the development to state plane coordinates. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.8 Please change the subdivision name to "Lots 2, 3, & 4, Block A, Piercy Place Addition" on all areas of the replat.

M.9 Provide the correct, updated format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.10 Please provide the following Notary Public Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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 [DAY] day of [MONTH], [YEAR].

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

M.11 Please provide the following Surveyor's/Registered Engineer Certificate. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER
PROFESSIONAL ENGINEER NO.

REGISTERED PUBLIC SURVEYOR NO. [OR]

M.12 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.14 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: January 13, 2026
City Council Meeting: January 20, 2026

I.15 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2025	Approved w/ Comments

12/18/2025: 1. Need to tie two corners to City monumentation and label

2. Floodplain area to be within a drainage easement. Show the erosion hazard setback and flood plain cross-sections and Label 100 year flood elevations on each cross-section
3. Remove buildings, paving, contours, utilities, and other site items
4. 5' ROW dedication required along Wade and Hartman. Provide 10' utility easement along roadway frontages.
5. Include the latest applicable general notes.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved w/ Comments

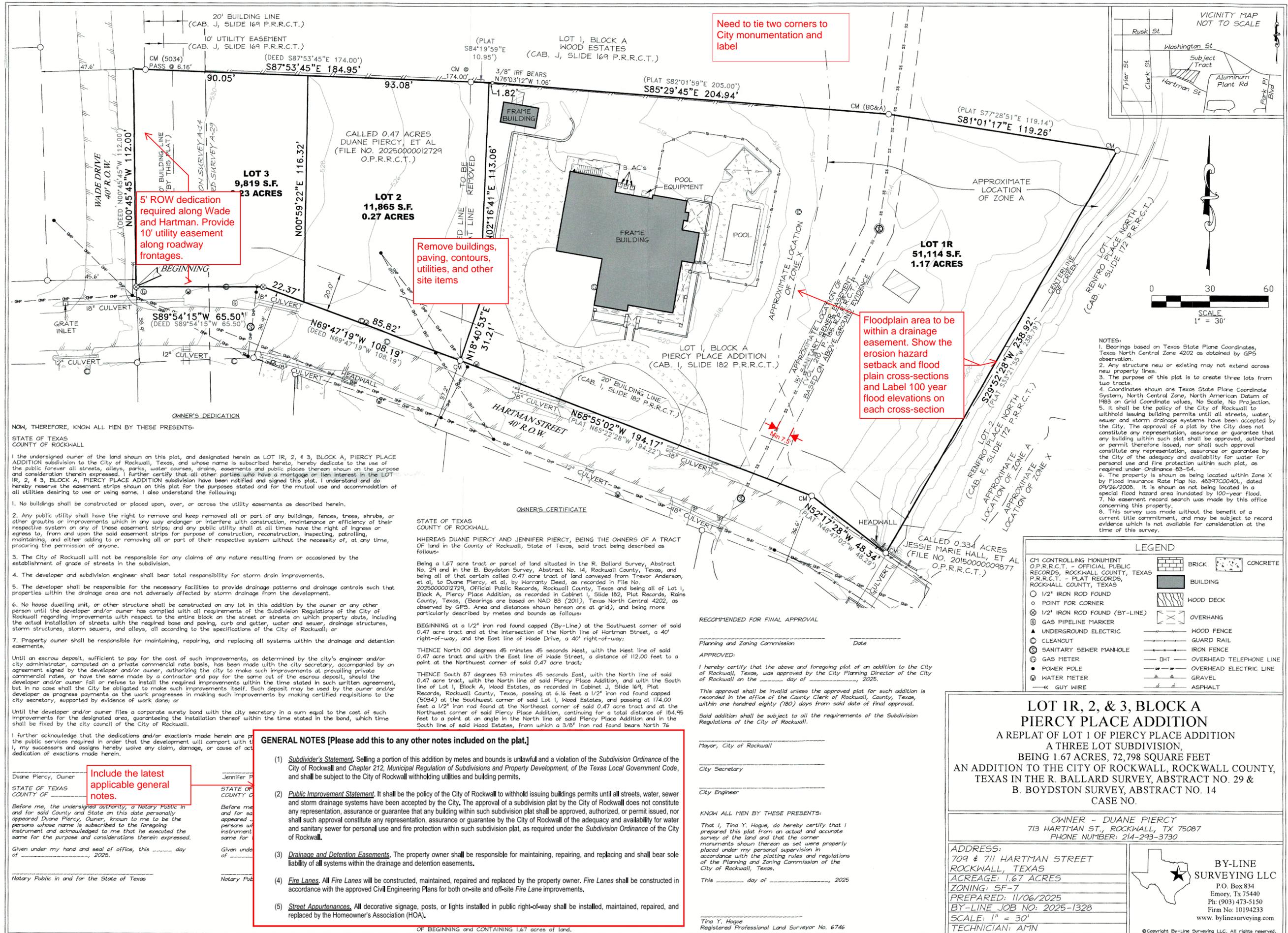
12/15/2025: Lot 3 will be 709 Hartman St, Rockwall, TX 75087

Lot 2 will be 711 Hartman St, Rockwall, TX 75087

*Please tie two corners to State Plane Coordinate System NC-TX4202 (Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Chris Cleveland	12/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved
No Comments			



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 LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION subdivision 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 plat and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION 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
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

I further acknowledge that the dedications and/or exaction's made herein are for the public services required in order that the development will comport with the public services and assigns hereby waive any claim, damage, or cause of action for dedication of exactions made herein.

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 1.67 acre tract or parcel of land situated in the R. Ballard Survey, Abstract No. 29 and in the B. Boydston Survey, Abstract No. 14, Rockwall County, Texas, and being all of that certain called 0.47 acre tract of land conveyed from Trevor Anderson, et al, by Duane Piercy, et al, by Warranty Deed, as recorded in File No. 2025000012729, Official Public Records, Rockwall County, Texas and being all of Lot 1, Block A, Piercy Place Addition, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Southwest corner of said 0.47 acre tract and at the intersection of the North line of Hartman Street, a 40' right-of-way, and the East line of Wade Drive, a 40' right-of-way;

THENCE North 00 degrees 45 minutes 45 seconds West, with the West line of said 0.47 acre tract and with the East line of Wade Street, a distance of 112.00 feet to a point at the Northwest corner of said 0.47 acre tract;

THENCE South 87 degrees 53 minutes 45 seconds East, with the North line of said 0.47 acre tract, with the North line of said Piercy Place Addition, and with the South line of Lot 1, Block A, Wood Estates, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, passing at 6.16 feet a 1/2" iron rod found capped (5034) at the Southwest corner of said Lot 1, Wood Estates, and passing at 174.00 feet a 1/2" iron rod found at the Northeast corner of said 0.47 acre tract and at the Northwest corner of said Piercy Place Addition, continuing for a total distance of 184.95 feet to a point at an angle in the North line of said Piercy Place Addition and in the South line of said Wood Estates, from which a 3/8" iron rod found bears North 76

- GENERAL NOTES [Please add this to any other notes included on the plat.]**
- Subdivider's Statement.** Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
 - Public Improvement Statement.** It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
 - Drainage and Detention Easements.** The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 - Fire Lanes.** All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
 - Street Appurtenances.** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Duane Piercy, Owner
STATE OF TEXAS
COUNTY OF ROCKWALL

Jennifer Piercy
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Duane Piercy, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2025.

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.

Mayor, City of Rockwall _____

City Secretary _____

City Engineer _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Tina Y. Hogue, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

This _____ day of _____, 2025

Tina Y. Hogue
Registered Professional Land Surveyor No. 6746

**LOT 1R, 2, & 3, BLOCK A
PIERCY PLACE ADDITION**
A REPLAT OF LOT 1 OF PIERCY PLACE ADDITION
A THREE LOT SUBDIVISION,
BEING 1.67 ACRES, 72,798 SQUARE FEET
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 &
B. BOYDSTON SURVEY, ABSTRACT NO. 14
CASE NO.

OWNER - DUANE PIERCY
713 HARTMAN ST., ROCKWALL, TX 75087
PHONE NUMBER: 214-293-3730

ADDRESS:
709 & 711 HARTMAN STREET
ROCKWALL, TEXAS
ACREAGE: 1.67 ACRES
ZONING: SF-7
PREPARED: 11/06/2025
BY-LINE JOB NO: 2025-1328
SCALE: 1" = 30'
TECHNICIAN: AMN

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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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 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 709-711 Hartman

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION 709 Hartman St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF7

CURRENT USE

Single Family Dwelling

PROPOSED ZONING SF7

PROPOSED USE

Single Family Dwelling

ACREAGE .5

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

- 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 Duane and Jennifer Piercy

APPLICANT Same

CONTACT PERSON Duane Piercy

CONTACT PERSON

ADDRESS 713 Hartman

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

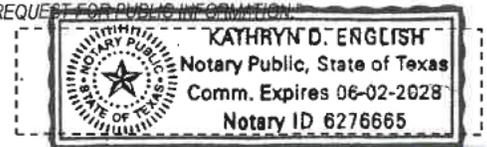
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Duane Piercy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 24th DAY OF November, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

6-2-2028

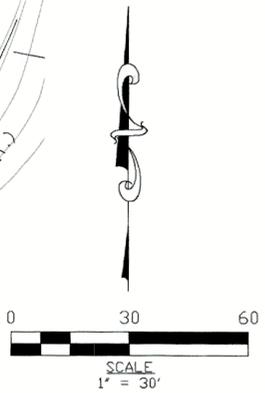
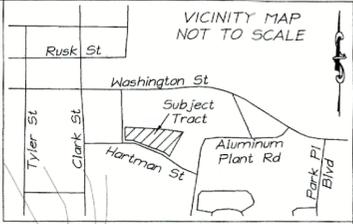
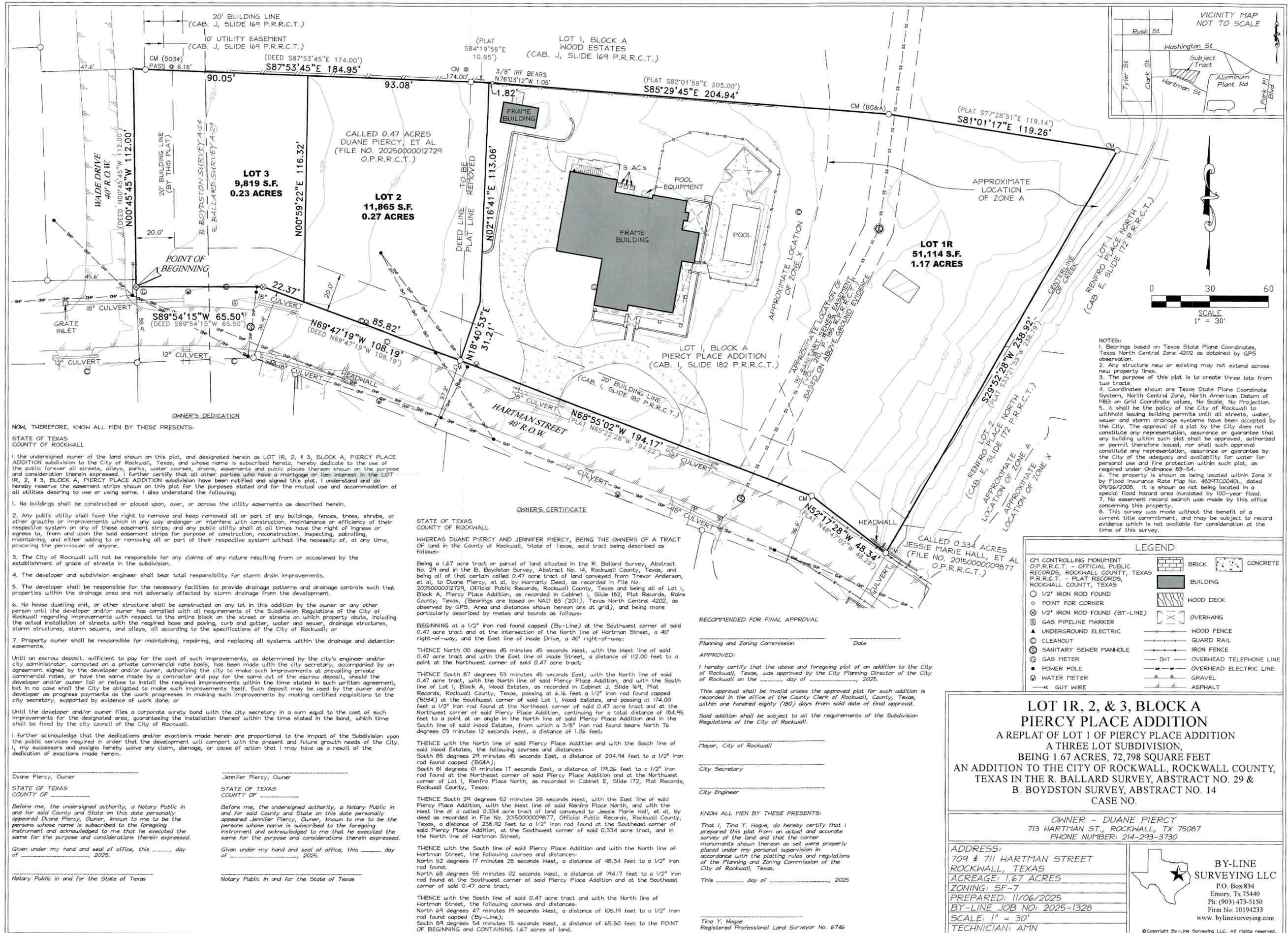


City of Rockwall

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

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- NOTES:
1. Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
 2. Any structure new or existing may not extend across new property lines.
 3. The purpose of this plat is to create three lots from two tracts.
 4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
 5. 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 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.
 6. The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48347C0040L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
 7. No easement record search was made by this office concerning this property.
 8. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.

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 LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION subdivision 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 LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

I further acknowledge that the dedications and/or exactions 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. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 1.67 acre tract or parcel of land situated in the R. Ballard Survey, Abstract No. 29 and being all of that certain called 0.47 acre tract of land conveyed from Trevor Anderson, et al, to Duane Piercy, et al, by Warranty Deed, as recorded in File No. 2025000012729, Official Public Records, Rockwall County, Texas and being all of Lot 1, Block A, PIERCY PLACE ADDITION, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Southwest corner of said 0.47 acre tract and at the intersection of the North line of Hartman Street, a 40' right-of-way, and the East line of Wade Drive, a 40' right-of-way;

THENCE North 00 degrees 45 minutes 45 seconds West, with the West line of said 0.47 acre tract and with the East line of Wade Street, a distance of 112.00 feet to a point at the Northwest corner of said 0.47 acre tract;

THENCE South 87 degrees 53 minutes 45 seconds East, with the North line of said 0.47 acre tract, with the North line of said Piercy Place Addition, and with the South line of Lot 1, Block A, Wood Estates, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, passing at 6.16 feet to a 1/2" iron rod found capped (5034) at the Southwest corner of said Lot 1, Wood Estates, and passing at 174.00 feet to a 1/2" iron rod found at the Northeast corner of said 0.47 acre tract and at the Northwest corner of said Piercy Place Addition, continuing for a total distance of 184.95 feet to a point at an angle in the North line of said Piercy Place Addition and in the South line of said Wood Estates, from which a 3/8" iron rod found bears North 76 degrees 03 minutes 12 seconds West, a distance of 1.06 feet;

THENCE with the North line of said Piercy Place Addition and with the South line of said Wood Estates, the following courses and distances:
South 85 degrees 29 minutes 45 seconds East, a distance of 204.94 feet to a 1/2" iron rod found capped (BG&A);
South 81 degrees 01 minutes 17 seconds East, a distance of 119.26 feet to a 1/2" iron rod found at the Northeast corner of said Piercy Place Addition and at the Northwest corner of Lot 1, Renfro Place North, as recorded in Cabinet E, Slide 172, Plat Records, Rockwall County, Texas;

THENCE South 29 degrees 52 minutes 28 seconds West, with the East line of said Piercy Place Addition, with the West line of said Renfro Place North, and with the West line of a called 0.334 acre tract of land conveyed to Jessie Marie Hall, et al, by deed as recorded in File No. 2015000009877, Official Public Records, Rockwall County, Texas, a distance of 238.92 feet, to a 1/2" iron rod found at the Southeast corner of said Piercy Place Addition, at the Southwest corner of said 0.334 acre tract, and in the North line of Hartman Street;

THENCE with the South line of said Piercy Place Addition and with the North line of Hartman Street, the following courses and distances:
North 52 degrees 17 minutes 26 seconds West, a distance of 48.34 feet to a 1/2" iron rod found;
North 68 degrees 55 minutes 02 seconds West, a distance of 194.17 feet to a 1/2" iron rod found at the Southwest corner of said Piercy Place Addition and at the Southeast corner of said 0.47 acre tract;

THENCE with the South line of said 0.47 acre tract and with the North line of Hartman Street, the following courses and distances:
North 69 degrees 47 minutes 19 seconds West, a distance of 108.19 feet to a 1/2" iron rod found capped (By-Line);
South 89 degrees 54 minutes 15 seconds West, a distance of 65.50 feet to the POINT OF BEGINNING and CONTAINING 1.67 acres of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2025.

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.

Mayor, City of Rockwall _____

City Secretary _____

City Engineer _____

LEGEND

CM CONTROLLING MONUMENT	BRICK	CONCRETE
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	BUILDING	
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS	WOOD DECK	
○ 1/2" IRON ROD FOUND	OVERHANG	
⊗ 1/2" IRON ROD FOUND (BY-LINE)	WOOD FENCE	
⊕ GAS PIPELINE MARKER	GUARD RAIL	
▲ UNDERGROUND ELECTRIC	IRON FENCE	
○ CLEANOUT	OVERHEAD TELEPHONE LINE	
⊙ SANITARY SEWER MANHOLE	OVERHEAD ELECTRIC LINE	
⊙ GAS METER	DHT	
⊙ POWER POLE	GRAVEL	
⊙ WATER METER	ASPHALT	
← GUY WIRE		

**LOT 1R, 2, & 3, BLOCK A
PIERCY PLACE ADDITION**
A REPLAT OF LOT 1 OF PIERCY PLACE ADDITION
A THREE LOT SUBDIVISION,
BEING 1.67 ACRES, 72,798 SQUARE FEET
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS IN THE R. BALLARD SURVEY, ABSTRACT NO. 14
CASE NO.

OWNER - DUANE PIERCY
713 HARTMAN ST., ROCKWALL, TX 75087
PHONE NUMBER: 214-293-3730

ADDRESS:
709 # 711 HARTMAN STREET
ROCKWALL, TEXAS
ACREAGE: 1.67 ACRES
ZONING: SF-7
PREPARED: 11/06/2025
BY-LINE JOB NO: 2025-1328
SCALE: 1" = 30'
TECHNICIAN: AMN

BY-LINE
SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com
©Copyright By-Line Surveying LLC. All rights reserved.

Duane Piercy, Owner
STATE OF TEXAS
COUNTY OF _____
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Duane Piercy, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this _____ day of _____, 2025.

Jennifer Piercy, Owner
STATE OF TEXAS
COUNTY OF _____
Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jennifer Piercy, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas _____



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: January 20, 2026
APPLICANT: Duane and Jennifer Piercy
CASE NUMBER: P2025-041; *Replat for Lots 2, 3, & 4, Block A, Piercy Place Addition*

SUMMARY

Consider a request by Duane and Jennifer Piercy for the approval of a Replat for Lots 2-4, Block A, Piercy Place Addition being a 1.67-acre tract of land identified as Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 709-713 Hartman Street, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 1.67-acre tract of land [*i.e. Lot 1, Block A, Piercy Place Addition*] for the purpose of subdividing two (2) residential lots to create three (3) residential lots [*i.e. Lots 2-4, Block A, Piercy Place Addition*].
- Background. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. On April 6, 2015, the City Council approved a Final Plat [*i.e. Case No. P2015-011*] that established a portion of the subject property as Lot 1, Block A, Piercy Place Addition. According to Rockwall Central Appraisal District (RCAD), there is currently a 5,370 SF single-family home, a 400 SF cabana, and two (2) storage sheds (240 & 96 SF) on the subject property on this portion of the subject property. The remainder of the subject property is currently vacant following the issuance of a demolition permit [*i.e. RES2025-4831*] by the Building Inspections Department, which authorized the complete removal of all structures on the property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for *Lots 2, 3, & 4, Block A, Piercy Place Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.



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 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 709-711 Hartman

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION 709 Hartman St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF7

CURRENT USE

Single Family Dwelling

PROPOSED ZONING SF7

PROPOSED USE

Single Family Dwelling

ACREAGE .5

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

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 Duane and Jennifer Piercy

APPLICANT Same

CONTACT PERSON Duane Piercy

CONTACT PERSON

ADDRESS 713 Hartman

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

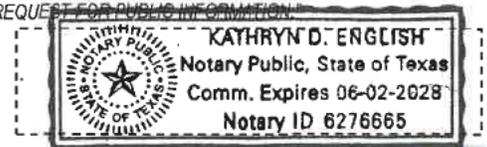
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Duane Piercy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24th DAY OF November, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

6-2-2028

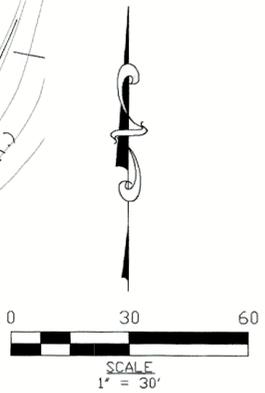
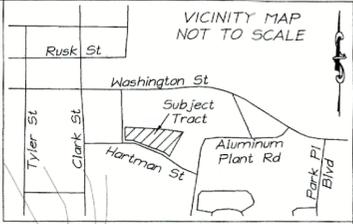
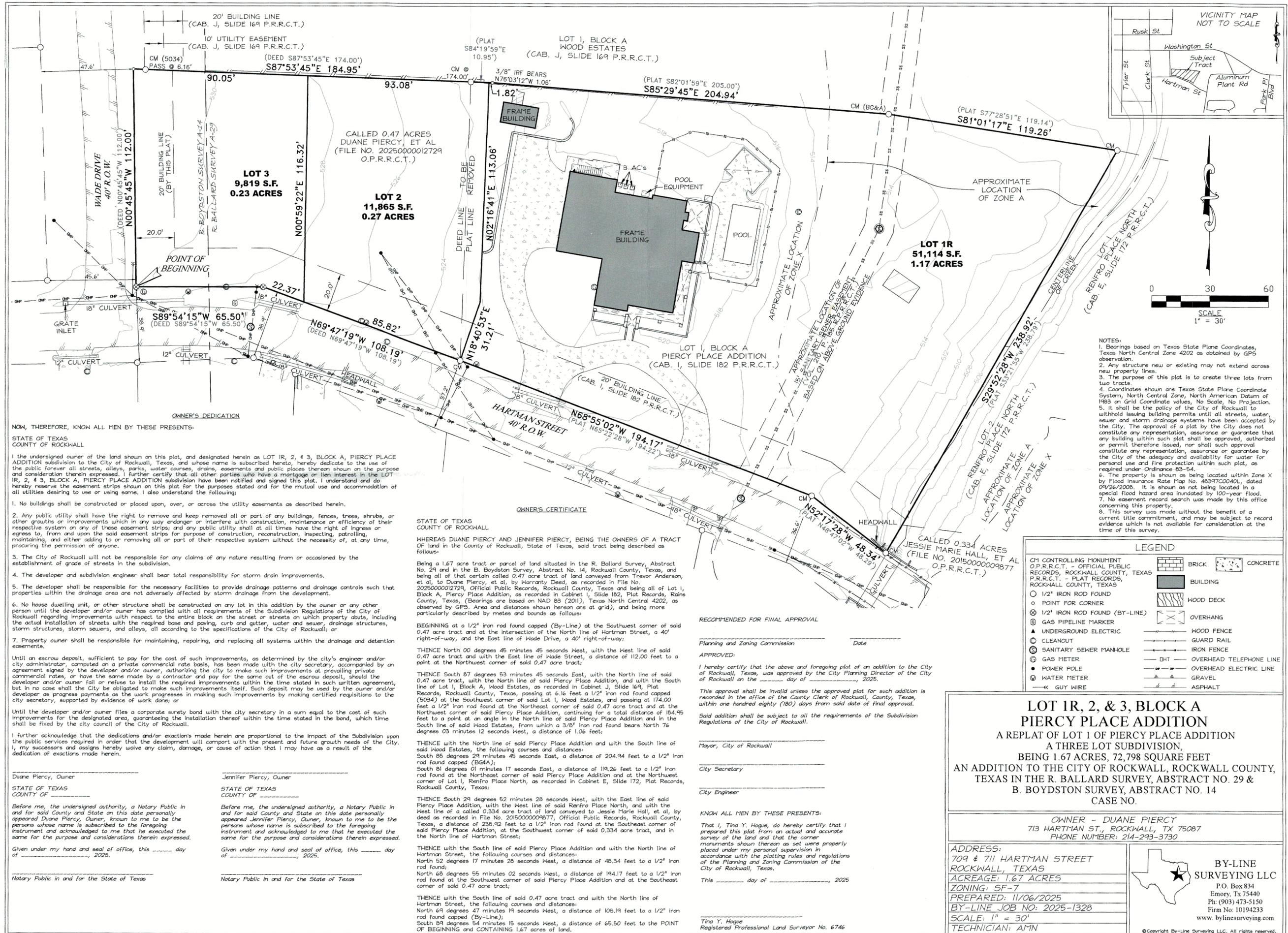


City of Rockwall

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 7. No easement record search was made by this office concerning this property.
 8. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.

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 LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION subdivision 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 LOT 1R, 2, 4 3, BLOCK A, PIERCY PLACE ADDITION 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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.

I further acknowledge that the dedications and/or exactions 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. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Duane Piercy, Owner
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Duane Piercy, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Jennifer Piercy, Owner
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jennifer Piercy, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DUANE PIERCY AND JENNIFER PIERCY, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 1.67 acre tract or parcel of land situated in the R. Ballard Survey, Abstract No. 29 and being all of that certain called 0.47 acre tract of land conveyed from Trevor Anderson, et al, to Duane Piercy, et al, by Warranty Deed, as recorded in File No. 2025000012729, Official Public Records, Rockwall County, Texas and being all of Lot 1, Block A, PIERCY PLACE ADDITION, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Southwest corner of said 0.47 acre tract and at the intersection of the North line of Hartman Street, a 40' right-of-way, and the East line of Wade Drive, a 40' right-of-way;

THENCE North 00 degrees 45 minutes 45 seconds West, with the West line of said 0.47 acre tract and with the East line of Wade Street, a distance of 112.00 feet to a point at the Northwest corner of said 0.47 acre tract;

THENCE South 87 degrees 53 minutes 45 seconds East, with the North line of said 0.47 acre tract, with the North line of said Piercy Place Addition, and with the South line of Lot 1, Block A, Wood Estates, as recorded in Cabinet J, Slide 169, Plat Records, Rockwall County, Texas, passing at 6.16 feet to a 1/2" iron rod found capped (5034) at the Southwest corner of said Lot 1, Wood Estates, and passing at 174.00 feet to a 1/2" iron rod found at the Northeast corner of said 0.47 acre tract and at the Northwest corner of said Piercy Place Addition, continuing for a total distance of 184.95 feet to a point at an angle in the North line of said Piercy Place Addition and in the South line of said Wood Estates, from which a 3/8" iron rod found bears North 76 degrees 03 minutes 12 seconds West, a distance of 1.06 feet;

THENCE with the North line of said Piercy Place Addition and with the South line of said Wood Estates, the following courses and distances:
South 85 degrees 29 minutes 45 seconds East, a distance of 204.94 feet to a 1/2" iron rod found capped (BG&A);
South 81 degrees 01 minutes 17 seconds East, a distance of 119.26 feet to a 1/2" iron rod found at the Northeast corner of said Piercy Place Addition and at the Northwest corner of Lot 1, Renfro Place North, as recorded in Cabinet E, Slide 172, Plat Records, Rockwall County, Texas;

THENCE South 29 degrees 52 minutes 28 seconds West, with the East line of said Piercy Place Addition, with the West line of said Renfro Place North, and with the West line of a called 0.334 acre tract of land conveyed to Jessie Marie Hall, et al, by deed as recorded in File No. 2015000009877, Official Public Records, Rockwall County, Texas, a distance of 238.92 feet, to a 1/2" iron rod found at the Southeast corner of said Piercy Place Addition, at the Southwest corner of said 0.334 acre tract, and in the North line of Hartman Street;

THENCE with the South line of said Piercy Place Addition and with the North line of Hartman Street, the following courses and distances:
North 52 degrees 17 minutes 26 seconds West, a distance of 48.34 feet to a 1/2" iron rod found;
North 68 degrees 55 minutes 02 seconds West, a distance of 194.17 feet to a 1/2" iron rod found at the Southwest corner of said Piercy Place Addition and at the Southeast corner of said 0.47 acre tract;

THENCE with the South line of said 0.47 acre tract and with the North line of Hartman Street, the following courses and distances:
North 69 degrees 47 minutes 19 seconds West, a distance of 108.19 feet to a 1/2" iron rod found capped (By-Line);
South 89 degrees 54 minutes 15 seconds West, a distance of 65.50 feet to the POINT OF BEGINNING and CONTAINING 1.67 acres of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2025.

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.

Mayor, City of Rockwall _____

City Secretary _____

City Engineer _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Tina Y. Hogue, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

This _____ day of _____, 2025

Tina Y. Hogue
Registered Professional Land Surveyor No. 6746

LEGEND

CM CONTROLLING MONUMENT	BRICK	CONCRETE
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	BUILDING	
P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS	WOOD DECK	
○ 1/2" IRON ROD FOUND	OVERHANG	
⊗ 1/2" IRON ROD FOUND (BY-LINE)	WOOD FENCE	
⊕ GAS PIPELINE MARKER	GUARD RAIL	
▲ UNDERGROUND ELECTRIC	IRON FENCE	
○ CLEANOUT	OVERHEAD TELEPHONE LINE	
⊙ SANITARY SEWER MANHOLE	OVERHEAD ELECTRIC LINE	
⊙ GAS METER	DHT	
⊙ POWER POLE	GRAVEL	
⊙ WATER METER	ASPHALT	
← GUY WIRE		

**LOT 1R, 2, & 3, BLOCK A
PIERCY PLACE ADDITION**
A REPLAT OF LOT 1 OF PIERCY PLACE ADDITION
A THREE LOT SUBDIVISION,
BEING 1.67 ACRES, 72,798 SQUARE FEET
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS IN THE R. BALLARD SURVEY, ABSTRACT NO. 14
CASE NO.

OWNER - DUANE PIERCY
713 HARTMAN ST., ROCKWALL, TX 75087
PHONE NUMBER: 214-293-3730

ADDRESS:
709 # 711 HARTMAN STREET
ROCKWALL, TEXAS
ACREAGE: 1.67 ACRES
ZONING: SF-7
PREPARED: 11/06/2025
BY-LINE JOB NO: 2025-1328
SCALE: 1" = 30'
TECHNICIAN: AMN

BY-LINE
SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com
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January 22, 2026

TO: Duane Piercy
713 Hartman Street
Rockwall, TX 75087

FROM: Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2025-041; Replat for Lots 2-4, Block A, Piercy Place Addition

Mr. Piercy:

This letter serves to notify you that the above referenced platting case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on January 20, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- 2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On January 13, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

City Council

On January 20, 2026, the City Council approved a motion to approve the Replat by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit – *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (*see below*) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*.

All plats must be submitted to the City with the required filing fees and tax certificates within a 180-days of the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,

Angelica Guevara
Planning Technician