



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 _____

SUBDIVISION Maverick Ranch Addition

LOT 7 BLOCK A

GENERAL LOCATION Ranch Trail Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE OFFICE

PROPOSED ZONING Commercial

PROPOSED USE OFFICE

ACREAGE 1.5 Ac

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER 1800 DALROCK, LLC

APPLICANT Doughrate, c Assou Inc

CONTACT PERSON Kevin Lloyd

CONTACT PERSON Dub Doughrate

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

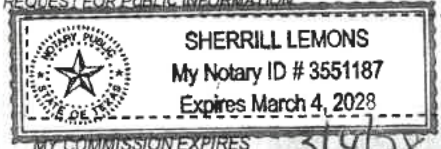
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin J. Lloyd [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 337.00 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 20 DAY OF February, 2020

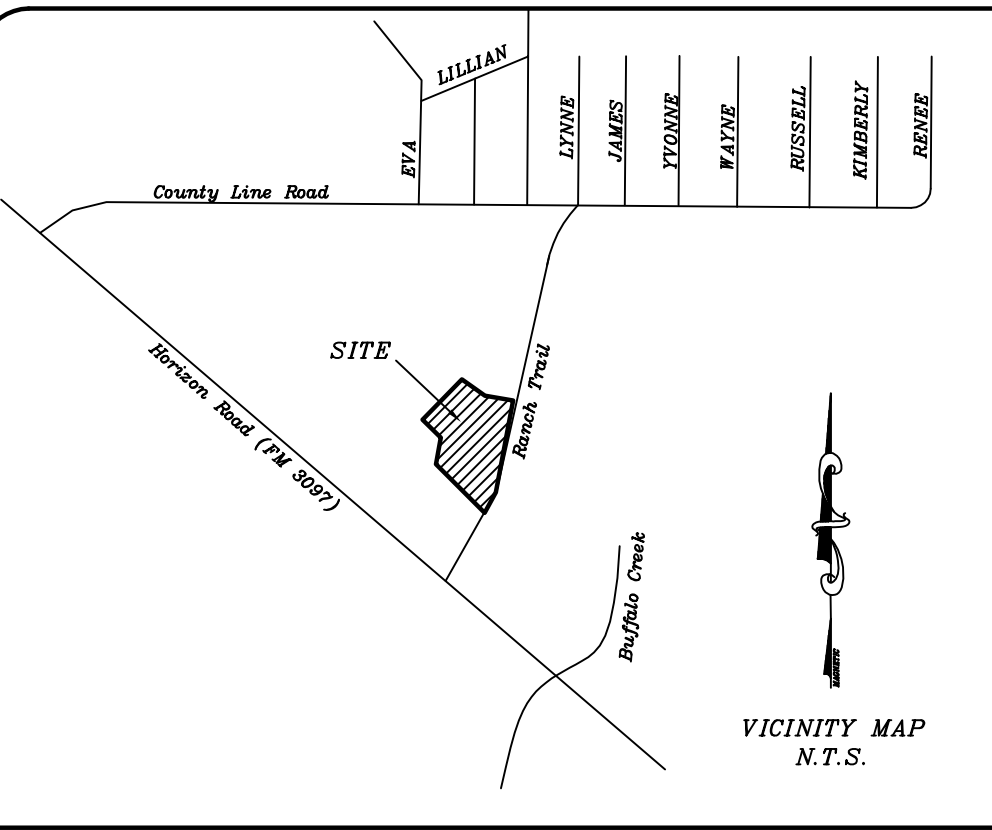
OWNER'S SIGNATURE

Kevin J. Lloyd
Sherrill Lemons



MY COMMISSION EXPIRES 3/4/23

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LEGEND:
 IRF = Iron Rod Found
 IRS = Iron Rod Set with yellow plastic cap "RLS 5664"
 O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 P.R.R.C.T. = Plat Records of Rockwall County, Texas
 (CM) = Control Monument
 WS = Water Surface Elevation

- General Notes:**
- 1). The purpose of this plat is to create easements.
 - 2). The Coordinates (SPC TXNC 4202) shown hereon, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
 - 3). According to the F.I.R.M. in Map No. 48397C0040L, This property does lie in Zone X and does not lie with the 100 year flood zone.
 - 4). Property owner shall be responsible for all maintenance, Repair and Replacement of all Drainage and Detention Easements on site.

Note: Basis of Bearings
 Northerly line of Lots 7 & 8
 Block A, Maverick Ranch Addition.
 Inst. No. 2020000021169 O.P.R.R.C.T.

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L6 | 10.00' | S79°46'50"E |
| L7 | 20.00' | N10°13'10"E |
| L8 | 10.00' | S79°46'50"E |
| L9 | 109.08' | N79°49'17"W |
| L10 | 129.88' | S51°53'58"W |
| L11 | 13.83' | S10°13'10"W |
| L12 | 20.00' | S79°46'50"E |
| L13 | 6.22' | N10°13'10"E |
| L14 | 45.11' | N51°53'58"E |
| L15 | 22.42' | N10°13'10"E |
| L16 | 129.05' | N10°13'10"E |
| L22 | 12.29' | N36°10'02"W |
| L23 | 13.50' | S69°32'59"W |
| L24 | 124.51' | S10°13'10"W |
| L25 | 22.83' | N30°23'40"E |
| L26 | 20.00' | N55°43'40"W |
| L27 | 56.94' | S30°23'40"W |
| L28 | 88.46' | N79°49'17"W |
| L29 | 18.54' | S77°40'43"W |
| L30 | 15.54' | S55°10'43"W |
| L31 | 18.69' | N66°37'25"E |
| L32 | 13.17' | S43°08'33"E |
| L33 | 5.27' | S22°46'58"E |
| L34 | 8.76' | S30°49'47"E |
| L35 | 15.98' | S80°53'24"E |
| L36 | 18.28' | S86°09'17"E |
| L37 | 16.95' | N49°05'50"W |
| L38 | 27.32' | N56°07'38"W |
| L39 | 21.94' | N02°09'41"W |
| L40 | 40.73' | N04°53'11"W |
| L41 | 9.84' | N02°16'10"E |
| L42 | 13.61' | N01°35'07"W |
| L43 | 21.70' | N03°45'16"E |
| L44 | 17.65' | N03°27'20"E |
| L45 | 81.10' | N10°18'59"E |
| L46 | 10.10' | N80°19'17"W |
| L47 | 44.00' | S10°01'18"W |
| L48 | 38.29' | S04°37'40"E |
| L49 | 20.07' | N54°11'14"E |
| L50 | 11.64' | S08°11'08"W |
| L51 | 18.33' | S02°01'03"W |
| L52 | 10.56' | S30°58'01"E |
| L53 | 58.23' | N10°44'16"E |
| L54 | 37.06' | N09°28'22"E |
| L55 | 15.73' | S28°45'53"W |
| L56 | 10.16' | S17°13'48"W |
| L57 | 7.18' | S36°46'02"W |
| L58 | 3.93' | S18°25'30"W |
| L59 | 3.27' | N87°15'35"W |
| L60 | 14.55' | S02°36'49"W |
| L61 | 25.24' | S40°13'54"W |
| L62 | 9.75' | S79°31'24"E |
| L63 | 10.37' | S79°31'24"E |

LOT 2
 RAINBO ACRES
 CAB. A, SL. 20
 P.R.R.C.T.
 PATRIOT PAWS SERVICE DOGS
 2.191 AC.
 INST. No. 2025000018048
 O.P.R.R.C.T.

Existing Detention Pond
 100-YR WS 542.27
 TEXAS RANCH TRAILS, LLC
 1.32 AC.
 INST. No. 20180000017304
 O.P.R.R.C.T.
 LOT 8, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

RIDGE POINTE HORIZON, LP
 0.793 AC.
 INST. No. 20140000014590
 O.P.R.R.C.T.
 LOT 7, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

STATE PLANE
 COORDIANATES
 N 7,007,811.17
 E 2,597,295.98

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD |
|-------|---------|--------|-----------|-------------|--------|
| C1 | 11.46' | 23.08' | 28°26'43" | S84°50'29"W | 11.34' |
| C2 | 100.49' | 64.00' | 89°57'34" | S55°11'56"W | 90.48' |
| C3 | 56.87' | 44.00' | 74°03'39" | S26°48'39"E | 53.00' |
| C4 | 10.64' | 20.50' | 29°43'43" | S48°57'46"E | 10.52' |
| C5 | 17.84' | 20.00' | 51°06'53" | N89°22'59"W | 17.26' |
| C6 | 25.86' | 20.00' | 74°04'46" | N26°49'13"W | 24.09' |
| C7 | 62.80' | 40.00' | 89°57'34" | N55°11'56"E | 56.55' |
| C8 | 16.25' | 20.00' | 46°33'31" | S56°32'31"E | 15.81' |
| C9 | 38.22' | 64.50' | 33°57'03" | S06°45'21"E | 37.66' |
| C10 | 47.26' | 64.36' | 42°04'17" | S10°47'52"E | 46.20' |
| C11 | 2.65' | 2.00' | 75°55'10" | N75°24'59"W | 2.46' |
| C12 | 7.87' | 42.57' | 10°35'20" | S42°45'04"E | 7.86' |
| C13 | 40.22' | 25.24' | 91°18'32" | S06°02'37"E | 36.09' |

Surveyor:
 Rudy Rangel
 Rangel Land Surveying
 1012 Timberline Drive
 Heath, Texas 75032
 214-325-8026
 Rangellandsurvey@sub.com

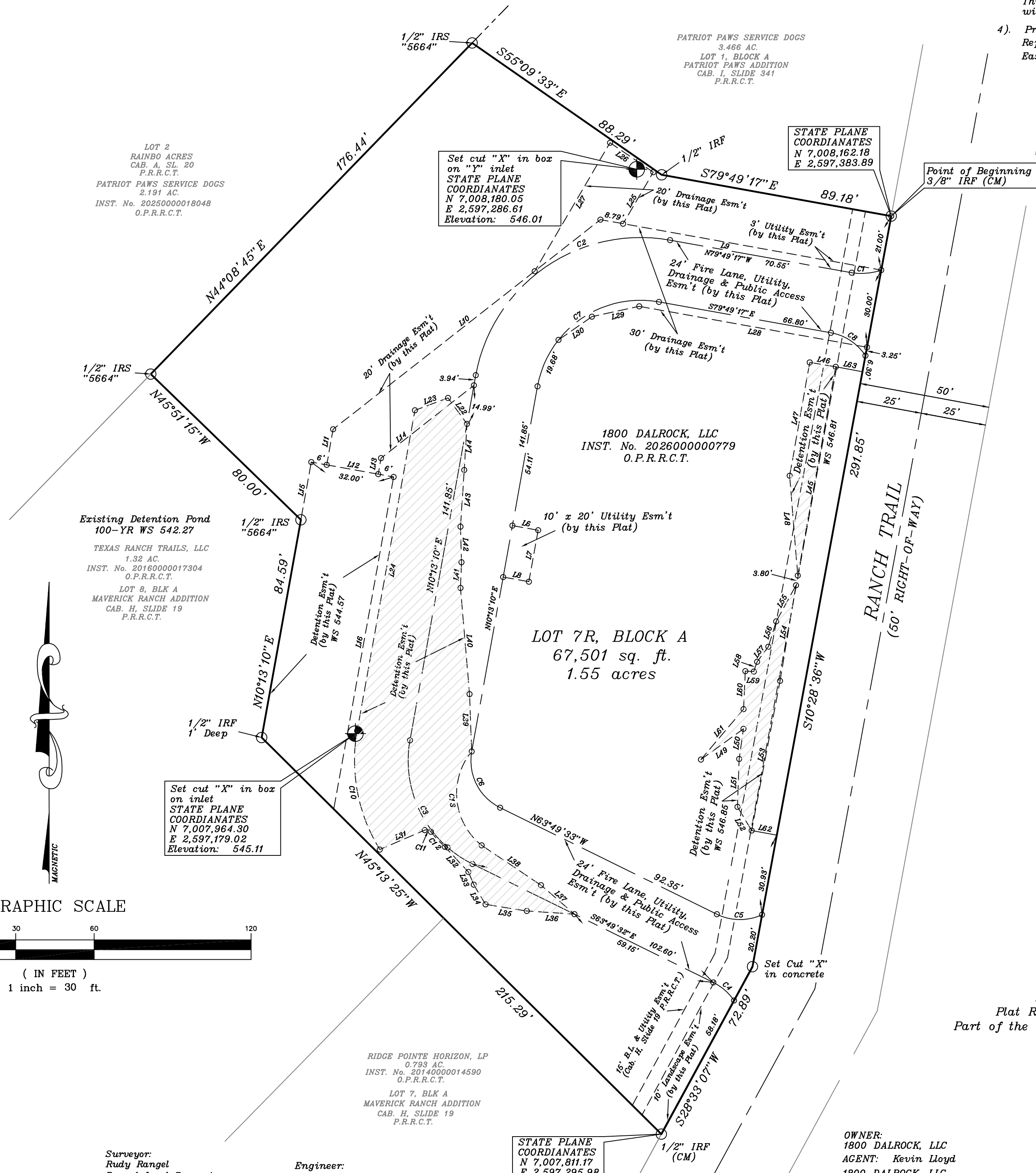
Engineer:
 Douphrate & Associates, Inc
 2235 Ridge Road, Suite 200
 Rockwall, Texas 75087
 214-771-9004

FINAL PLAT
LOT 7R, BLOCK A
 A REPLAT OF
 LOT 7, BLOCK A
 MAVERICK RANCH ADDITION
 Document No. 2020000019968
 Plat Records of Rockwall, County, Texas
 Part of the William Ford Survey, Abstract No. 80
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER:
 1800 DALROCK, LLC
 AGENT: Kevin Lloyd
 1800 DALROCK, LLC
 2424 Ridge Road
 Rockwall, Texas 75087
 Phone: 469-298-1594
 Email: klloyd@keataz.com

SHEET 1 OF 2
 Date: 02-19-2026

CITY CASE No. _____



OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, 1800 DALROCK, LLC is the owner of a 1.55 acre tract of land being Lot 7, Block A of the MAVERICK RANCH ADDITION, a replat of Lot 5, Block A as recorded in Document No. 2020000019968 of the Plat Records of Rockwall County, Texas

Being all of said Lot 7, Block A and being situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas;

BEGINNING at a 3/8" iron rod found for the northeast corner of said Lot 5, Block A, said point also being the southeast corner of Lot 1, Block A of the PATRIOT PAWS Addition as recorded in Cabinet I, Slide 341 of the Plat Records of Rockwall County, Texas and said point being on the west right-of-way line of Ranch Trail (50' wide right-of-way);

THENCE South 10°28'36" West along the said west right-of-way line, a distance of 291.85' to a set cut "x" in concrete for a corner;

THENCE South 28°33'07" West continuing along said west right-of-way line, a distance of 72.89' to a 1/2" iron rod found for a corner, said point also being the northeast corner of Lot 7, Block A of the MAVERICK RANCH addition as recorded in Instrument No. 2020000021169 of the Official Public Records of Rockwall County, Texas;

THENCE North 45°13'25" West leaving said west right-of-way line and along the north line of Lots 7 & 8, Block A of said MAVERICK RANCH Addition, a distance of 215.29' to a 1/2" iron rod found for a corner;

THENCE North 10°13'10" East along the northeasterly line of said Lot 8, a distance of 84.59' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner;

THENCE North 45°51'15" West along the northerly line of said Lot 8, a distance of 80.00' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point also being on the easterly line of Lot 2 of the Rainbo Acres Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44°08'45" East along the easterly line of said Lot 2, a distance of 176.44' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point being an ell corner of Lot 1, Block A of said PATRIOT PAWS addition;

THENCE South 55°09'33" East along the southerly line of said PATRIOT PAWS addition, a distance of 88.29' to a 1/2" iron rod found for a corner;

THENCE South 79°49'17" East a distance of 89.18' to the POINT OF BEGINNING and containing 1.5 acres or 67,501 square feet of land. OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1800 DALROCK, LLC, the undersigned owner of the land shown on this plat, and designated herein as Lot 7R, Block A, MAVERICK RANCH Addition, a 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 9, Block A, MAVERICK RANCH 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 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 steers 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 the 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 the 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 sewer, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such a 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's 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.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: 1800 DALROCK, LLC

By:
FOR: (LIEN HOLDER)

BY: NAME:

TITLE:

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated. Given under my hand and seal of office, this day of, 2026.

Notary Signature

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
1800 DALROCK, LLC
AGENT: Kevin Lloyd
1800 DALROCK, LLC
2424 Ridge Road
Rockwall, Texas 75087
Phone: 469-298-1594
Email: klloyd@keataz.com

SHEET 2 OF 2
Date: 02-16-2026

CITY CASE No.

GENERAL NOTES

1. 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 Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

5. All decorative signage, post, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of, 2026.

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS DAY, 2026.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this day of, 2026.

Notary Signature

FINAL PLAT
LOT 7R, BLOCK A
A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
Document No. 2020000019968
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Part of the William Ford Survey, Abstract No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



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]:

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OTHER APPLICATION FEES:

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

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION Maverick Ranch Addition

LOT 7 BLOCK A

GENERAL LOCATION Ranch Trail Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE OFFICE

PROPOSED ZONING Commercial

PROPOSED USE OFFICE

ACREAGE 1.5 Ac

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER 1800 DALROCK, LLC

APPLICANT Doughrate, c Assou Inc

CONTACT PERSON Kevin Lloyd

CONTACT PERSON Dub Doughrate

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

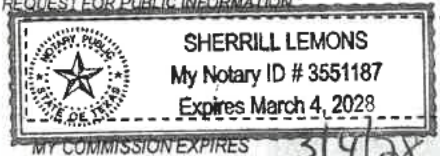
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin J. Lloyd [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 337.00 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 20 DAY OF February, 2020

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





P2026-007: Replat for Lot 9, Block A, Maverick Ranch Addition



Case Location Map =

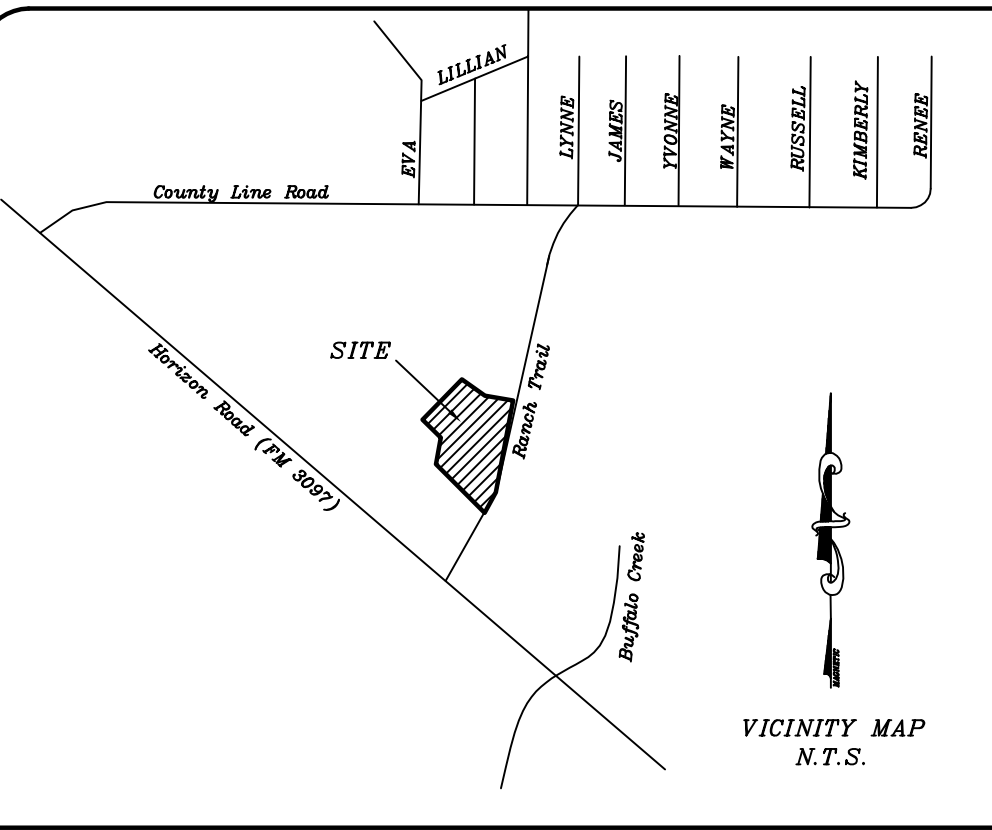


City of Rockwall

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.





LEGEND:
 IRF = Iron Rod Found
 IRS = Iron Rod Set with yellow plastic cap "RLS 5664"
 O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 P.R.R.C.T. = Plat Records of Rockwall County, Texas
 (CM) = Control Monument
 WS = Water Surface Elevation

- General Notes:**
- 1). The purpose of this plat is to create easements.
 - 2). The Coordinates (SPC TXNC 4202) shown hereon, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
 - 3). According to the F.I.R.M. in Map No. 48397C0040L, This property does lie in Zone X and does not lie with the 100 year flood zone.
 - 4). Property owner shall be responsible for all maintenance, Repair and Replacement of all Drainage and Detention Easements on site.

Note: Basis of Bearings
 Northerly line of Lots 7 & 8
 Block A, Maverick Ranch Addition.
 Inst. No. 2020000021169 O.P.R.R.C.T.

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L6 | 10.00' | S79°46'50"E |
| L7 | 20.00' | N10°13'10"E |
| L8 | 10.00' | S79°46'50"E |
| L9 | 109.08' | N79°49'17"W |
| L10 | 129.88' | S51°53'58"W |
| L11 | 13.83' | S10°13'10"W |
| L12 | 20.00' | S79°46'50"E |
| L13 | 6.22' | N10°13'10"E |
| L14 | 45.11' | N51°53'58"E |
| L15 | 22.42' | N10°13'10"E |
| L16 | 129.05' | N10°13'10"E |
| L22 | 12.29' | N36°10'02"W |
| L23 | 13.50' | S69°32'59"W |
| L24 | 124.51' | S10°13'10"W |
| L25 | 22.83' | N30°23'40"E |
| L26 | 20.00' | N55°43'40"W |
| L27 | 56.94' | S30°23'40"W |
| L28 | 88.46' | N79°49'17"W |
| L29 | 18.54' | S77°40'43"W |
| L30 | 15.54' | S55°10'43"W |
| L31 | 18.69' | N66°37'25"E |
| L32 | 13.17' | S43°08'33"E |
| L33 | 5.27' | S22°46'58"E |
| L34 | 8.76' | S30°49'47"E |
| L35 | 15.98' | S80°53'24"E |
| L36 | 18.28' | S86°09'17"E |
| L37 | 16.95' | N49°05'50"W |
| L38 | 27.32' | N56°07'38"W |
| L39 | 21.94' | N02°09'41"W |
| L40 | 40.73' | N04°53'11"W |
| L41 | 9.84' | N02°16'10"E |
| L42 | 13.61' | N01°35'07"W |
| L43 | 21.70' | N03°45'16"E |
| L44 | 17.65' | N03°27'20"E |
| L45 | 81.10' | N10°18'59"E |
| L46 | 10.10' | N80°19'17"W |
| L47 | 44.00' | S10°01'18"W |
| L48 | 38.29' | S04°37'40"E |
| L49 | 20.07' | N54°11'14"E |
| L50 | 11.64' | S08°11'08"W |
| L51 | 18.33' | S02°01'03"W |
| L52 | 10.56' | S30°58'01"E |
| L53 | 58.23' | N10°44'16"E |
| L54 | 37.06' | N09°28'22"E |
| L55 | 15.73' | S28°45'53"W |
| L56 | 10.16' | S17°13'48"W |
| L57 | 7.18' | S36°46'02"W |
| L58 | 3.93' | S18°25'30"W |
| L59 | 3.27' | N87°15'35"W |
| L60 | 14.55' | S02°36'49"W |
| L61 | 25.24' | S40°13'54"W |
| L62 | 9.75' | S79°31'24"E |
| L63 | 10.37' | S79°31'24"E |

LOT 2
 RAINBO ACRES
 CAB. A, SL. 20
 P.R.R.C.T.
 PATRIOT PAWS SERVICE DOGS
 2.191 AC.
 INST. No. 2025000018048
 O.P.R.R.C.T.

Existing Detention Pond
 100-YR WS 542.27
 TEXAS RANCH TRAILS, LLC
 1.32 AC.
 INST. No. 20180000017304
 O.P.R.R.C.T.
 LOT 8, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

RIDGE POINTE HORIZON, LP
 0.793 AC.
 INST. No. 20140000014590
 O.P.R.R.C.T.
 LOT 7, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

STATE PLANE
 COORDIANATES
 N 7,007,811.17
 E 2,597,295.98

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD |
|-------|---------|--------|-----------|-------------|--------|
| C1 | 11.46' | 23.08' | 28°26'43" | S84°50'29"W | 11.34' |
| C2 | 100.49' | 64.00' | 89°57'34" | S55°11'56"W | 90.48' |
| C3 | 56.87' | 44.00' | 74°03'39" | S26°48'39"E | 53.00' |
| C4 | 10.64' | 20.50' | 29°43'43" | S48°57'46"E | 10.52' |
| C5 | 17.84' | 20.00' | 51°06'53" | N89°22'59"W | 17.26' |
| C6 | 25.86' | 20.00' | 74°04'46" | N26°49'13"W | 24.09' |
| C7 | 62.80' | 40.00' | 89°57'34" | N55°11'56"E | 56.55' |
| C8 | 16.25' | 20.00' | 46°33'31" | S56°32'31"E | 15.81' |
| C9 | 38.22' | 64.50' | 33°57'03" | S06°45'21"E | 37.66' |
| C10 | 47.26' | 64.36' | 42°04'17" | S10°47'52"E | 46.20' |
| C11 | 2.65' | 2.00' | 75°55'10" | N75°24'59"W | 2.46' |
| C12 | 7.87' | 42.57' | 10°35'20" | S42°45'04"E | 7.86' |
| C13 | 40.22' | 25.24' | 91°18'32" | S06°02'37"E | 36.09' |

Surveyor:
 Rudy Rangel
 Rangel Land Surveying
 1012 Timberline Drive
 Heath, Texas 75032
 214-325-8026
 Rangellandsurvey@sub.com

Engineer:
 Douphrate & Associates, Inc
 2235 Ridge Road, Suite 200
 Rockwall, Texas 75087
 214-771-9004

FINAL PLAT
LOT 7R, BLOCK A
 A REPLAT OF
 LOT 7, BLOCK A
 MAVERICK RANCH ADDITION
 Document No. 2020000019968
 Plat Records of Rockwall, County, Texas
 Part of the William Ford Survey, Abstract No. 80
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER:
 1800 DALROCK, LLC
 AGENT: Kevin Lloyd
 1800 DALROCK, LLC
 2424 Ridge Road
 Rockwall, Texas 75087
 Phone: 469-298-1594
 Email: klloyd@keataz.com

SHEET 1 OF 2
 Date: 02-19-2026

CITY CASE No. _____

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, 1800 DALROCK, LLC is the owner of a 1.55 acre tract of land being Lot 7, Block A of the MAVERICK RANCH ADDITION, a replat of Lot 5, Block A as recorded in Document No. 2020000019968 of the Plat Records of Rockwall County, Texas

Being all of said Lot 7, Block A and being situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas;

BEGINNING at a 3/8" iron rod found for the northeast corner of said Lot 5, Block A, said point also being the southeast corner of Lot 1, Block A of the PATRIOT PAWS Addition as recorded in Cabinet I, Slide 341 of the Plat Records of Rockwall County, Texas and said point being on the west right-of-way line of Ranch Trail (50' wide right-of-way);

THENCE South 10°28'36" West along the said west right-of-way line, a distance of 291.85' to a set cut "x" in concrete for a corner;

THENCE South 28°33'07" West continuing along said west right-of-way line, a distance of 72.89' to a 1/2" iron rod found for a corner, said point also being the northeast corner of Lot 7, Block A of the MAVERICK RANCH addition as recorded in Instrument No. 2020000021169 of the Official Public Records of Rockwall County, Texas;

THENCE North 45°13'25" West leaving said west right-of-way line and along the north line of Lots 7 & 8, Block A of said MAVERICK RANCH Addition, a distance of 215.29' to a 1/2" iron rod found for a corner;

THENCE North 10°13'10" East along the northeasterly line of said Lot 8, a distance of 84.59' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner;

THENCE North 45°51'15" West along the northerly line of said Lot 8, a distance of 80.00' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point also being on the easterly line of Lot 2 of the Rainbo Acres Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44°08'45" East along the easterly line of said Lot 2, a distance of 176.44' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point being an ell corner of Lot 1, Block A of said PATRIOT PAWS addition;

THENCE South 55°09'33" East along the southerly line of said PATRIOT PAWS addition, a distance of 88.29' to a 1/2" iron rod found for a corner;

THENCE South 79°49'17" East a distance of 89.18' to the POINT OF BEGINNING and containing 1.5 acres or 67,501 square feet of land. OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1800 DALROCK, LLC, the undersigned owner of the land shown on this plat, and designated herein as Lot 7R, Block A, MAVERICK RANCH Addition, a 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 9, Block A, MAVERICK RANCH 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 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 steers 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 the 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 the 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 sewer, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such a 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's 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.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: 1800 DALROCK, LLC

By:
FOR: (LIEN HOLDER)

BY: NAME:

TITLE:

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated. Given under my hand and seal of office, this day of, 2026.

Notary Signature

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
1800 DALROCK, LLC
AGENT: Kevin Lloyd
1800 DALROCK, LLC
2424 Ridge Road
Rockwall, Texas 75087
Phone: 469-298-1594
Email: klloyd@keataz.com

SHEET 2 OF 2
Date: 02-16-2026

CITY CASE No.

GENERAL NOTES

1. 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 Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

5. All decorative signage, post, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of, 2026.

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS DAY, 2026.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this day of, 2026.

Notary Signature

FINAL PLAT
LOT 7R, BLOCK A
A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
Document No. 2020000019968
Plat Records of Rockwall, County, Texas
Part of the William Ford Survey, Abstract No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



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: March 31, 2026
APPLICANT: Dub Douphrate of Douphrate & Associates, Inc.
CASE NUMBER: P2026-007; *Replat for Lot 9, Block A, Maverick Ranch Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Replat for Lot 9, Block A Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 1.55-acre tract of land [*i.e. Lot 9, Block A, Maverick Ranch Addition*] for the purpose of establishing the necessary easements for the development of two (2) additional metal buildings on the subject property.
- Background. The subject property was annexed on May 17, 2004 by *Ordinance No. 04-34* [*i.e. Case No. A2024-001*]. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District since April 5, 2005. According to the Rockwall Central Appraisal District (RCAD), there are two (2) existing 4,800 SF metal buildings situated on the subject property that were constructed in 2004. On June 11, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-016*] to allow the construction of two (2) additional metal buildings (*i.e. one [1], 4,160 SF building and one [1], 3,060 SF building*). Ultimately, no action towards completion was taken after the site plan approval and the site plan expired on June 11, 2021. On March 12, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2024-003*] allowing the construction of the two (2) additional metal buildings that had been previously approved on the subject 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 Lot 9, Block A, *Maverick Ranch 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: 3/25/2026

PROJECT NUMBER: P2026-007
PROJECT NAME: Replat for Lot 9, Block A, Maverick Ranch Addition
SITE ADDRESS/LOCATIONS: Ranch Trail Road

CASE CAPTION: Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Replat for Lot 9, Block A, Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|------------------|----------------|----------------------|
| PLANNING | Angelica Guevara | 03/25/2026 | Approved w/ Comments |

03/25/2026: P2026-007: Replat for Lot 9, Block A, Maverick Ranch 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 Lot 9, Block A Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail.

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 (P2026-007) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT
LOT 9, BLOCK A
MAVERICK RANCH ADDITION
BEING A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
BEING
ONE (1) LOT
1.55-ACRES OR 67,501 SF
SITUATED IN THE
WILLIAM FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please correct the spelling on "State Plane Coordinates."

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 delete #7 from the Owner's Certificate and update the wording.

M.9 Please change the subdivision name to "Lot 9, Block A, Maverick Ranch Addition" on all areas of the replat.

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 remove the notary stamp underneath the Surveyors Certificate.

M.12 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.13 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

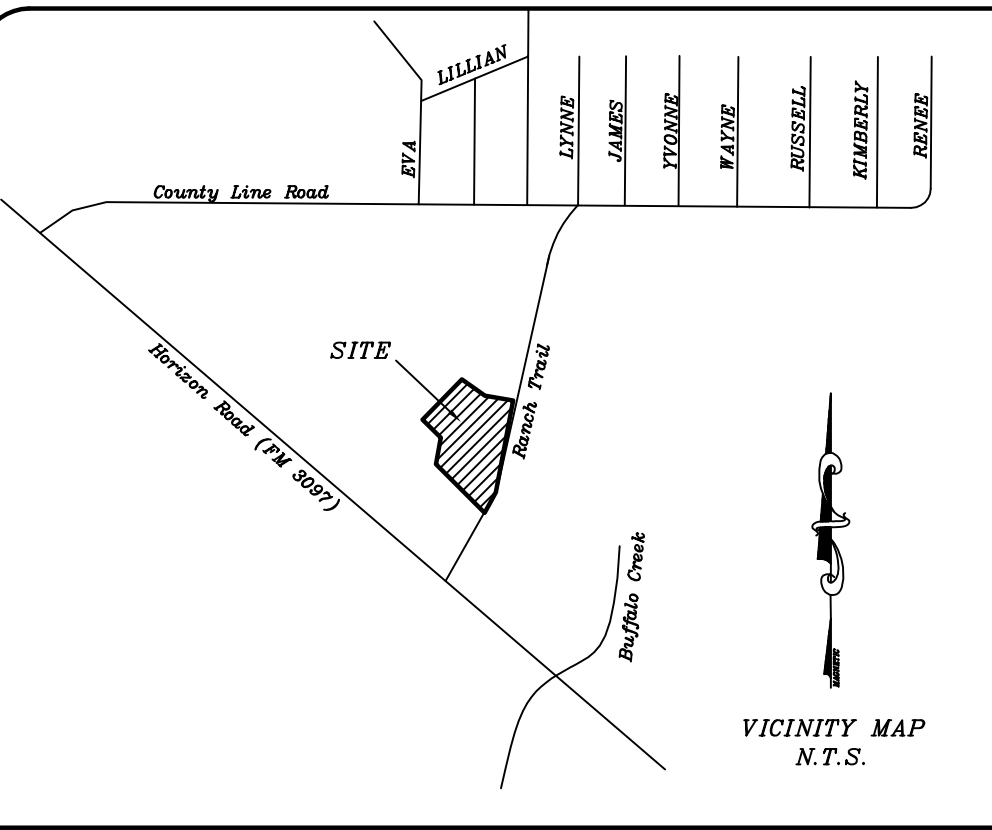
I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.15 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: March 31, 2026
City Council Meeting: April 6, 2026

I.16 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 | 03/18/2026 | Approved w/ Comments |
| 03/18/2026: 1. Not needed. 2. This area is a water easement. 3. What are these drainage easements for? 4. There is a 20' water easement in this location on the civil plans for these water meters. Please show on the plat as well. 5. List 100 yr WSEL for this detention easement too. | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| BUILDING | Craig Foshee | 03/18/2026 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| FIRE | Ariana Kistner | 03/18/2026 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| GIS | Lance Singleton | 03/16/2026 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE | Chris Cleveland | 03/18/2026 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Travis Sales | 03/16/2026 | Approved |
| No Comments | | | |

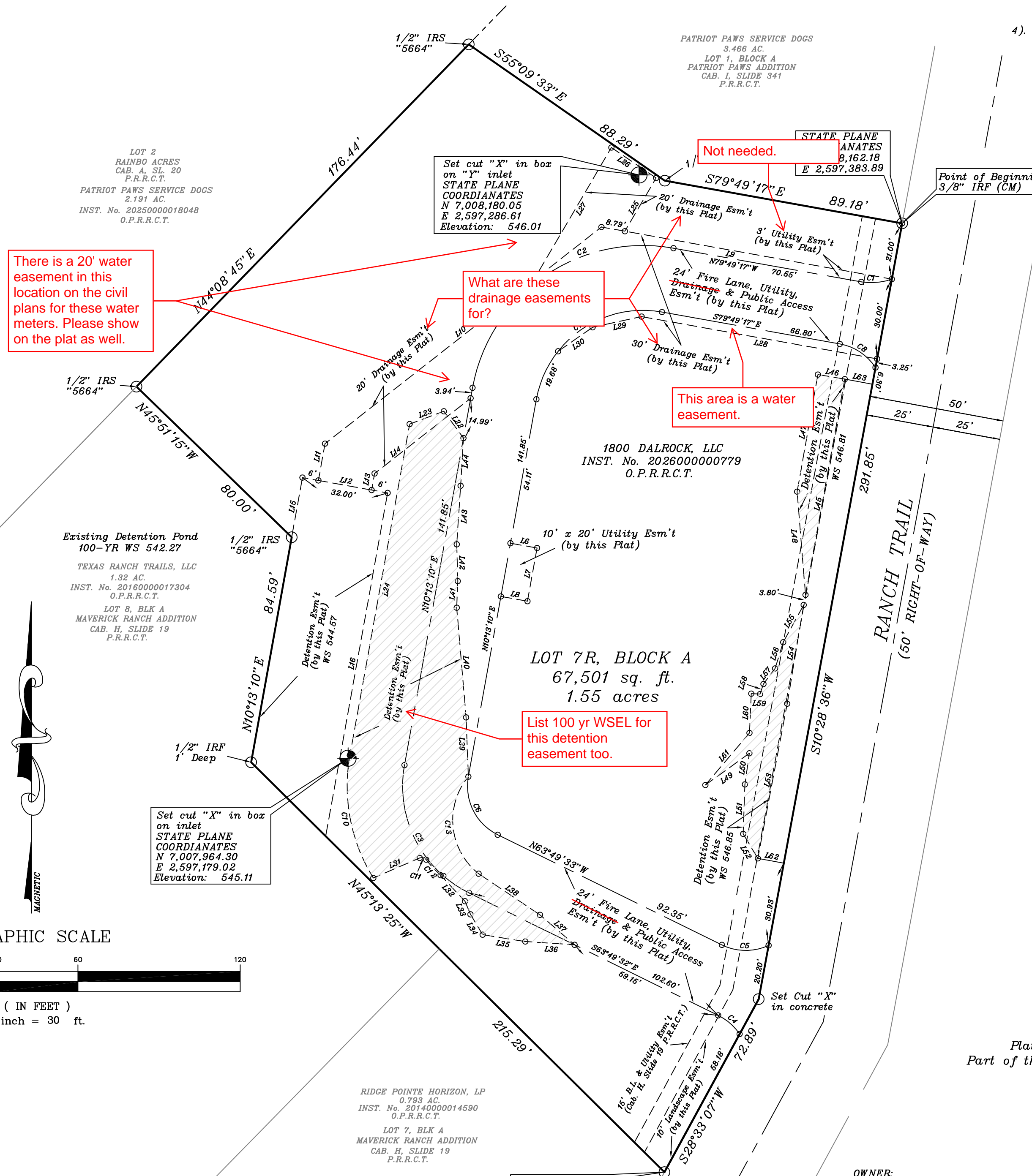


LEGEND:
 IRF = Iron Rod Found
 IRS = Iron Rod Set with yellow plastic cap "RLS 5664"
 O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 P.R.R.C.T. = Plat Records of Rockwall County, Texas
 (CM) = Control Monument
 WS = Water Surface Elevation

- General Notes:**
- 1). The purpose of this plat is to create easements.
 - 2). The Coordinates (SPC TXNC 4202) shown hereon, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
 - 3). According to the F.I.R.M. in Map No. 48397C0040L, This property does lie in Zone X and does not lie with the 100 year flood zone.
 - 4). Property owner shall be responsible for all maintenance, Repair and Replacement of all Drainage and Detention Easements on site.

Note: Basis of Bearings
 Northerly line of Lots 7 & 8
 Block A, Maverick Ranch Addition.
 Inst. No. 2020000021169 O.P.R.R.C.T.

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L6 | 10.00' | S79°46'50"E |
| L7 | 20.00' | N10°13'10"E |
| L8 | 10.00' | S79°46'50"E |
| L9 | 109.08' | N79°49'17"W |
| L10 | 129.88' | S51°53'58"W |
| L11 | 13.83' | S10°13'10"W |
| L12 | 20.00' | S79°46'50"E |
| L13 | 6.22' | N10°13'10"E |
| L14 | 45.11' | N51°53'58"E |
| L15 | 22.42' | N10°13'10"E |
| L16 | 129.05' | N10°13'10"E |
| L22 | 12.29' | N36°10'02"W |
| L23 | 13.50' | S69°32'59"W |
| L24 | 124.51' | S10°13'10"W |
| L25 | 22.83' | N30°23'40"E |
| L26 | 20.00' | N55°43'40"W |
| L27 | 56.94' | S30°23'40"W |
| L28 | 88.46' | N79°49'17"W |
| L29 | 18.54' | S77°40'43"W |
| L30 | 15.54' | S55°10'43"W |
| L31 | 18.69' | N66°37'25"E |
| L32 | 13.17' | S43°08'33"E |
| L33 | 5.27' | S22°46'58"E |
| L34 | 8.76' | S30°49'47"E |
| L35 | 15.98' | S80°53'24"E |
| L36 | 18.28' | S86°09'17"E |
| L37 | 16.95' | N49°05'50"W |
| L38 | 27.32' | N56°07'38"W |
| L39 | 21.94' | N02°09'41"W |
| L40 | 40.73' | N04°53'11"W |
| L41 | 9.84' | N02°16'10"E |
| L42 | 13.61' | N01°35'07"W |
| L43 | 21.70' | N03°45'16"E |
| L44 | 17.65' | N03°27'20"E |
| L45 | 81.10' | N10°18'59"E |
| L46 | 10.10' | N80°19'17"W |
| L47 | 44.00' | S10°01'18"W |
| L48 | 38.29' | S04°37'40"E |
| L49 | 20.07' | N54°11'14"E |
| L50 | 11.64' | S08°11'08"W |
| L51 | 18.33' | S02°01'03"W |
| L52 | 10.56' | S30°58'01"E |
| L53 | 58.23' | N10°44'16"E |
| L54 | 37.06' | N09°28'22"E |
| L55 | 15.73' | S28°45'53"W |
| L56 | 10.16' | S17°13'48"W |
| L57 | 7.18' | S36°46'02"W |
| L58 | 3.93' | S18°25'30"W |
| L59 | 3.27' | N87°15'35"W |
| L60 | 14.55' | S02°36'49"W |
| L61 | 25.24' | S40°13'54"W |
| L62 | 9.75' | S79°31'24"E |
| L63 | 10.37' | S79°31'24"E |



There is a 20' water easement in this location on the civil plans for these water meters. Please show on the plat as well.

What are these drainage easements for?

This area is a water easement.

List 100 yr WSEL for this detention easement too.

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD |
|-------|---------|--------|-----------|-------------|--------|
| C1 | 11.46' | 23.08' | 28°26'43" | S84°50'29"W | 11.34' |
| C2 | 100.49' | 64.00' | 89°57'34" | S55°11'56"W | 90.48' |
| C3 | 56.87' | 44.00' | 74°03'39" | S26°48'39"E | 53.00' |
| C4 | 10.64' | 20.50' | 29°43'43" | S48°57'46"E | 10.52' |
| C5 | 17.84' | 20.00' | 51°06'53" | N89°22'59"W | 17.26' |
| C6 | 25.86' | 20.00' | 74°04'46" | N26°49'13"W | 24.09' |
| C7 | 62.80' | 40.00' | 89°57'34" | N55°11'56"E | 56.55' |
| C8 | 16.25' | 20.00' | 46°33'31" | S56°32'31"E | 15.81' |
| C9 | 38.22' | 64.50' | 33°57'03" | S06°45'21"E | 37.66' |
| C10 | 47.26' | 64.36' | 42°04'17" | S10°47'52"E | 46.20' |
| C11 | 2.65' | 2.00' | 75°55'10" | N75°24'59"W | 2.46' |
| C12 | 7.87' | 42.57' | 10°35'20" | S42°45'04"E | 7.86' |
| C13 | 40.22' | 25.24' | 91°18'32" | S06°02'37"E | 36.09' |

FINAL PLAT
LOT 7R, BLOCK A
 A REPLAT OF
 LOT 7, BLOCK A
 MAVERICK RANCH ADDITION
 Document No. 2020000019968
 Plat Records of Rockwall, County, Texas
 Part of the William Ford Survey, Abstract No. 80
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

Surveyor:
 Rudy Rangel
 Rangel Land Surveying
 1012 Timberline Drive
 Heath, Texas 75032
 214-325-8026
 Rangellandsurveying@sub.com

Engineer:
 Douphrate & Associates, Inc
 2235 Ridge Road, Suite 200
 Rockwall, Texas 75087
 214-771-9004

OWNER:
 1800 DALROCK, LLC
 AGENT: Kevin Lloyd
 1800 DALROCK, LLC
 2424 Ridge Road
 Rockwall, Texas 75087
 Phone: 469-298-1594
 Email: klloyd@keataz.com

SHEET 1 OF 2
 Date: 02-19-2026

CITY CASE No. _____



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 _____

SUBDIVISION Maverick Ranch Addition

LOT 7 BLOCK A

GENERAL LOCATION Ranch Trail Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE OFFICE

PROPOSED ZONING Commercial

PROPOSED USE OFFICE

ACREAGE 1.5 Ac

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER 1800 DALROCK, LLC

APPLICANT Doughrate, c Assou Inc

CONTACT PERSON Kevin Lloyd

CONTACT PERSON Dub Doughrate

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

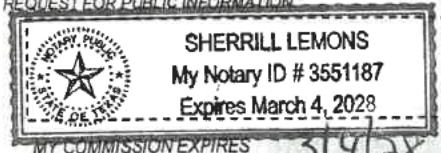
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin J. Lloyd [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 337.00 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 20 DAY OF February, 2020

OWNER'S SIGNATURE

Kevin J. Lloyd
Sherrill Lemons




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

0 40 80 160 240 320 Feet

P2026-007: Replat for Lot 9, Block A, Maverick Ranch Addition



Case Location Map = 

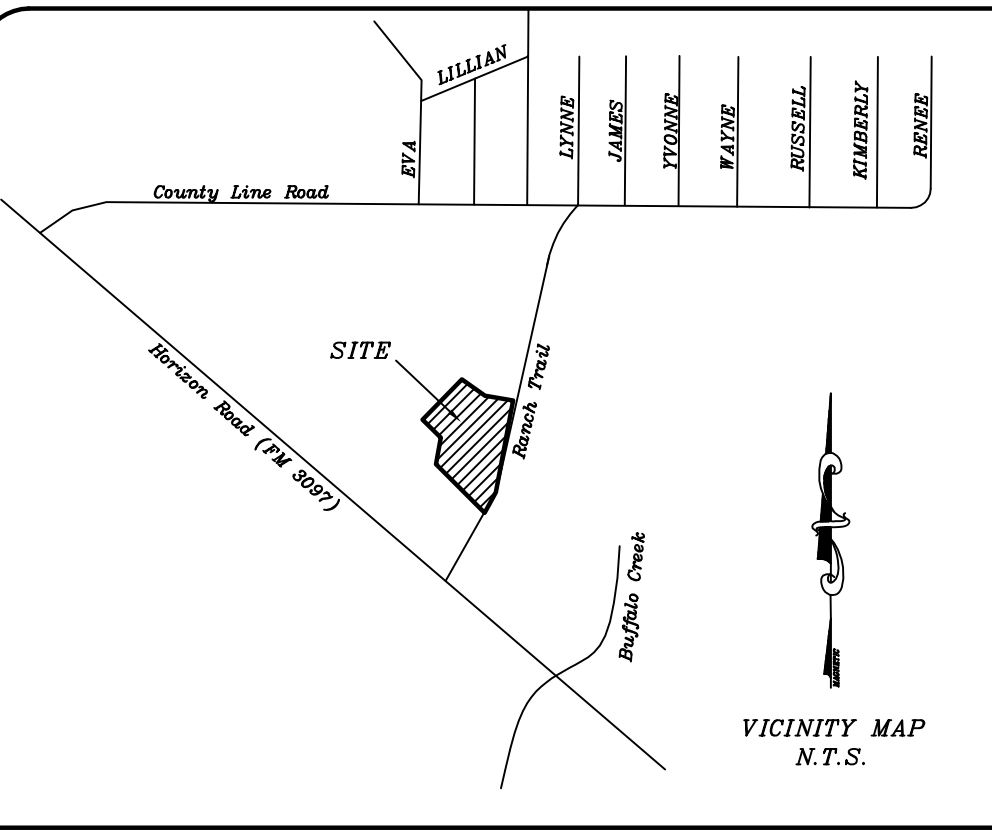


City of Rockwall

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

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





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 Inst. No. 2020000021169 O.P.R.R.C.T.

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LOT 2
 RAINBO ACRES
 CAB. A, SL. 20
 P.R.R.C.T.
 PATRIOT PAWS SERVICE DOGS
 2.191 AC.
 INST. No. 2025000018048
 O.P.R.R.C.T.

Existing Detention Pond
 100-YR WS 542.27
 TEXAS RANCH TRAILS, LLC
 1.32 AC.
 INST. No. 20180000017304
 O.P.R.R.C.T.
 LOT 8, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

Set cut "X" in box
 on inlet
 STATE PLANE
 COORDIANATES
 N 7,007,964.30
 E 2,597,179.02
 Elevation: 545.11

Set cut "X" in box
 on "Y" inlet
 STATE PLANE
 COORDIANATES
 N 7,008,180.05
 E 2,597,286.61
 Elevation: 546.01

1800 DALROCK, LLC
 INST. No. 2026000000779
 O.P.R.R.C.T.

LOT 7R, BLOCK A
 67,501 sq. ft.
 1.55 acres

GRAPHIC SCALE



| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD |
|-------|---------|--------|-----------|-------------|--------|
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| C13 | 40.22' | 25.24' | 91°18'32" | S06°02'37"E | 36.09' |

Surveyor:
 Rudy Rangel
 Rangel Land Surveying
 1012 Timberline Drive
 Heath, Texas 75032
 214-325-8026
 Rangellandsurvey@sub.com

Engineer:
 Douphrate & Associates, Inc
 2235 Ridge Road, Suite 200
 Rockwall, Texas 75087
 214-771-9004

RIDGE POINTE HORIZON, LP
 0.793 AC.
 INST. No. 20140000014590
 O.P.R.R.C.T.
 LOT 7, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

STATE PLANE
 COORDIANATES
 N 7,007,811.17
 E 2,597,295.98

OWNER:
 1800 DALROCK, LLC
 AGENT: Kevin Lloyd
 1800 DALROCK, LLC
 2424 Ridge Road
 Rockwall, Texas 75087
 Phone: 469-298-1594
 Email: klloyd@keataz.com

FINAL PLAT
LOT 7R, BLOCK A
 A REPLAT OF
 LOT 7, BLOCK A
 MAVERICK RANCH ADDITION
 Document No. 2020000019968
 Plat Records of Rockwall, County, Texas
 Part of the William Ford Survey, Abstract No. 80
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2
 Date: 02-19-2026

CITY CASE No. _____

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, 1800 DALROCK, LLC is the owner of a 1.55 acre tract of land being Lot 7, Block A of the MAVERICK RANCH ADDITION, a replat of Lot 5, Block A as recorded in Document No. 2020000019968 of the Plat Records of Rockwall County, Texas

Being all of said Lot 7, Block A and being situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas;

BEGINNING at a 3/8" iron rod found for the northeast corner of said Lot 5, Block A, said point also being the southeast corner of Lot 1, Block A of the PATRIOT PAWS Addition as recorded in Cabinet I, Slide 341 of the Plat Records of Rockwall County, Texas and said point being on the west right-of-way line of Ranch Trail (50' wide right-of-way);

THENCE South 10°28'36" West along the said west right-of-way line, a distance of 291.85' to a set cut "x" in concrete for a corner;

THENCE South 28°33'07" West continuing along said west right-of-way line, a distance of 72.89' to a 1/2" iron rod found for a corner, said point also being the northeast corner of Lot 7, Block A of the MAVERICK RANCH addition as recorded in Instrument No. 2020000021169 of the Official Public Records of Rockwall County, Texas;

THENCE North 45°13'25" West leaving said west right-of-way line and along the north line of Lots 7 & 8, Block A of said MAVERICK RANCH Addition, a distance of 215.29' to a 1/2" iron rod found for a corner;

THENCE North 10°13'10" East along the northeasterly line of said Lot 8, a distance of 84.59' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner;

THENCE North 45°51'15" West along the northerly line of said Lot 8, a distance of 80.00' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point also being on the easterly line of Lot 2 of the Rainbo Acres Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44°08'45" East along the easterly line of said Lot 2, a distance of 176.44' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point being an ell corner of Lot 1, Block A of said PATRIOT PAWS addition;

THENCE South 55°09'33" East along the southerly line of said PATRIOT PAWS addition, a distance of 88.29' to a 1/2" iron rod found for a corner;

THENCE South 79°49'17" East a distance of 89.18' to the POINT OF BEGINNING and containing 1.5 acres or 67,501 square feet of land. OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1800 DALROCK, LLC, the undersigned owner of the land shown on this plat, and designated herein as Lot 7R, Block A, MAVERICK RANCH Addition, a 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 9, Block A, MAVERICK RANCH 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 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 steers 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 the 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 the 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 sewer, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such a 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's 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.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: 1800 DALROCK, LLC

By:
FOR: (LIEN HOLDER)

BY: NAME:

TITLE:

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated. Given under my hand and seal of office, this day of, 2026.

Notary Signature

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
1800 DALROCK, LLC
AGENT: Kevin Lloyd
1800 DALROCK, LLC
2424 Ridge Road
Rockwall, Texas 75087
Phone: 469-298-1594
Email: klloyd@keataz.com

SHEET 2 OF 2
Date: 02-16-2026

CITY CASE No.

GENERAL NOTES

1. 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 Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

5. All decorative signage, post, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of, 2026.

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS DAY, 2026.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this day of, 2026.

Notary Signature

FINAL PLAT
LOT 7R, BLOCK A
A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
Document No. 2020000019968
Plat Records of Rockwall, County, Texas
Part of the William Ford Survey, Abstract No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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: April 6, 2026
APPLICANT: Dub Douphrate of Douphrate & Associates, Inc.
CASE NUMBER: P2026-007; *Replat for Lot 9, Block A, Maverick Ranch Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Replat for Lot 9, Block A Maverick Ranch Addition being a 1.55-acre tract of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 194-224 Ranch Trail, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 1.55-acre tract of land [*i.e. Lot 9, Block A, Maverick Ranch Addition*] for the purpose of establishing the necessary easements for the development of two (2) additional metal buildings on the subject property.
- Background. The subject property was annexed on May 17, 2004 by *Ordinance No. 04-34* [*i.e. Case No. A2024-001*]. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District since April 5, 2005. According to the Rockwall Central Appraisal District (RCAD), there are two (2) existing 4,800 SF metal buildings situated on the subject property that were constructed in 2004. On June 11, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-016*] to allow the construction of two (2) additional metal buildings (*i.e. one [1], 4,160 SF building and one [1], 3,060 SF building*). Ultimately, no action towards completion was taken after the site plan approval and the site plan expired on June 11, 2021. On March 12, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2024-003*] allowing the construction of the two (2) additional metal buildings that had been previously approved on the subject 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 Lot 9, Block A, *Maverick Ranch 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 March 31, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.



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 _____

SUBDIVISION Maverick Ranch Addition

LOT 7 BLOCK A

GENERAL LOCATION Ranch Trail Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE OFFICE

PROPOSED ZONING Commercial

PROPOSED USE OFFICE

ACREAGE 1.5 Ac

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER 1800 DALROCK, LLC

APPLICANT Doughvate, c Assou Inc

CONTACT PERSON Kevin Lloyd

CONTACT PERSON Dub Doughvate

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

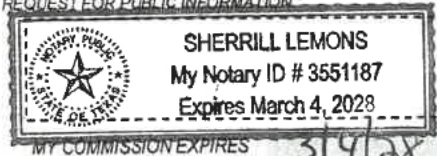
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin J. Lloyd [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 337.00 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 20 DAY OF February, 2020

OWNER'S SIGNATURE _____


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



0 40 80 160 240 320 Feet

P2026-007: Replat for Lot 9, Block A, Maverick Ranch Addition



Case Location Map = 

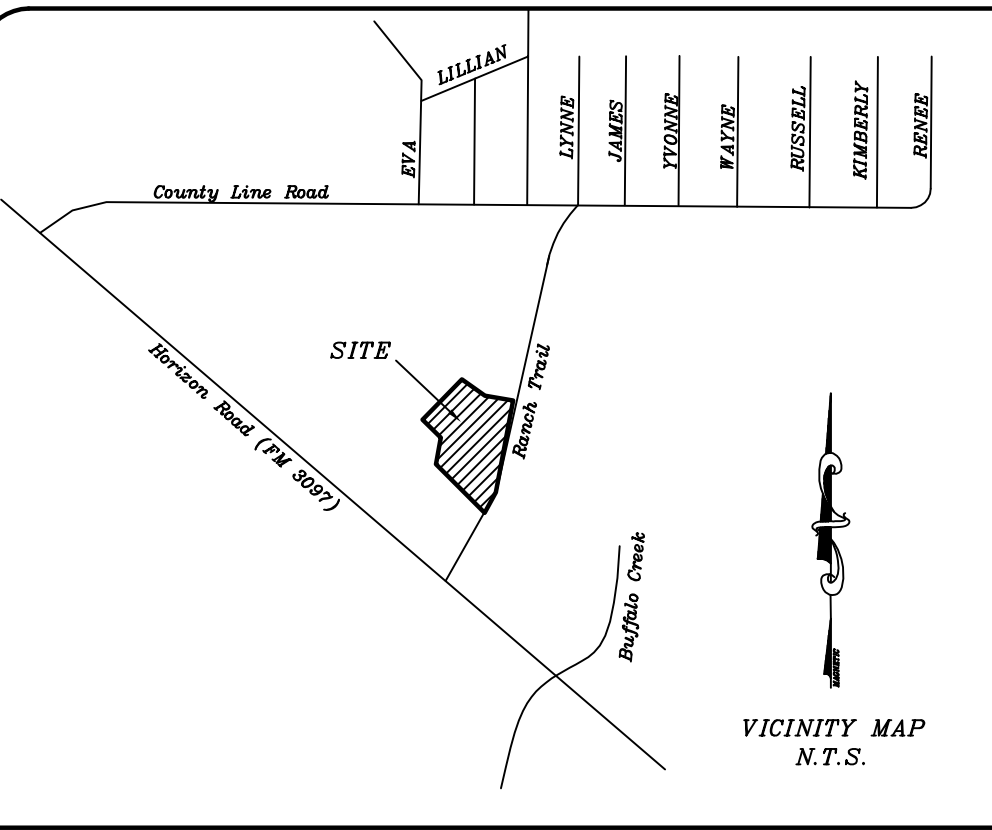


City of Rockwall

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.





LEGEND:
 IRF = Iron Rod Found
 IRS = Iron Rod Set with yellow plastic cap "RLS 5664"
 O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas
 P.R.R.C.T. = Plat Records of Rockwall County, Texas
 (CM) = Control Monument
 WS = Water Surface Elevation

- General Notes:**
- 1). The purpose of this plat is to create easements.
 - 2). The Coordinates (SPC TXNC 4202) shown hereon, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
 - 3). According to the F.I.R.M. in Map No. 48397C0040L, This property does lie in Zone X and does not lie with the 100 year flood zone.
 - 4). Property owner shall be responsible for all maintenance, Repair and Replacement of all Drainage and Detention Easements on site.

Note: Basis of Bearings
 Northerly line of Lots 7 & 8
 Block A, Maverick Ranch Addition.
 Inst. No. 2020000021169 O.P.R.R.C.T.

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L6 | 10.00' | S79°46'50"E |
| L7 | 20.00' | N10°13'10"E |
| L8 | 10.00' | S79°46'50"E |
| L9 | 109.08' | N79°49'17"W |
| L10 | 129.88' | S51°53'58"W |
| L11 | 13.83' | S10°13'10"W |
| L12 | 20.00' | S79°46'50"E |
| L13 | 6.22' | N10°13'10"E |
| L14 | 45.11' | N51°53'58"E |
| L15 | 22.42' | N10°13'10"E |
| L16 | 129.05' | N10°13'10"E |
| L22 | 12.29' | N36°10'02"W |
| L23 | 13.50' | S69°32'59"W |
| L24 | 124.51' | S10°13'10"W |
| L25 | 22.83' | N30°23'40"E |
| L26 | 20.00' | N55°43'40"W |
| L27 | 56.94' | S30°23'40"W |
| L28 | 88.46' | N79°49'17"W |
| L29 | 18.54' | S77°40'43"W |
| L30 | 15.54' | S55°10'43"W |
| L31 | 18.69' | N66°37'25"E |
| L32 | 13.17' | S43°08'33"E |
| L33 | 5.27' | S22°46'58"E |
| L34 | 8.76' | S30°49'47"E |
| L35 | 15.98' | S80°53'24"E |
| L36 | 18.28' | S86°09'17"E |
| L37 | 16.95' | N49°05'50"W |
| L38 | 27.32' | N56°07'38"W |
| L39 | 21.94' | N02°09'41"W |
| L40 | 40.73' | N04°53'11"W |
| L41 | 9.84' | N02°16'10"E |
| L42 | 13.61' | N01°35'07"W |
| L43 | 21.70' | N03°45'16"E |
| L44 | 17.65' | N03°27'20"E |
| L45 | 81.10' | N10°18'59"E |
| L46 | 10.10' | N80°19'17"W |
| L47 | 44.00' | S10°01'18"W |
| L48 | 38.29' | S04°37'40"E |
| L49 | 20.07' | N54°11'14"E |
| L50 | 11.64' | S08°11'08"W |
| L51 | 18.33' | S02°01'03"W |
| L52 | 10.56' | S30°58'01"E |
| L53 | 58.23' | N10°44'16"E |
| L54 | 37.06' | N09°28'22"E |
| L55 | 15.73' | S28°45'53"W |
| L56 | 10.16' | S17°13'48"W |
| L57 | 7.18' | S36°46'02"W |
| L58 | 3.93' | S18°25'30"W |
| L59 | 3.27' | N87°15'35"W |
| L60 | 14.55' | S02°36'49"W |
| L61 | 25.24' | S40°13'54"W |
| L62 | 9.75' | S79°31'24"E |
| L63 | 10.37' | S79°31'24"E |

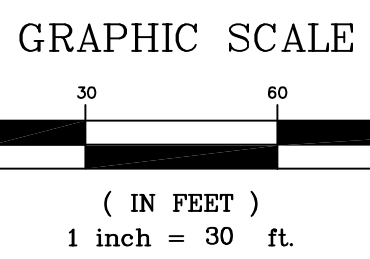
LOT 2
 RAINBO ACRES
 CAB. A, SL. 20
 P.R.R.C.T.
 PATRIOT PAWS SERVICE DOGS
 2.191 AC.
 INST. No. 2025000018048
 O.P.R.R.C.T.

Existing Detention Pond
 100-YR WS 542.27
 TEXAS RANCH TRAILS, LLC
 1.32 AC.
 INST. No. 20180000017304
 O.P.R.R.C.T.
 LOT 8, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

RIDGE POINTE HORIZON, LP
 0.793 AC.
 INST. No. 20140000014590
 O.P.R.R.C.T.
 LOT 7, BLK A
 MAVERICK RANCH ADDITION
 CAB. H, SLIDE 19
 P.R.R.C.T.

STATE PLANE
 COORDIANATES
 N 7,007,811.17
 E 2,597,295.98

OWNER:
 1800 DALROCK, LLC
 AGENT: Kevin Lloyd
 1800 DALROCK, LLC
 2424 Ridge Road
 Rockwall, Texas 75087
 Phone: 469-298-1594
 Email: klloyd@keataz.com



| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD |
|-------|---------|--------|-----------|-------------|--------|
| C1 | 11.46' | 23.08' | 28°26'43" | S84°50'29"W | 11.34' |
| C2 | 100.49' | 64.00' | 89°57'34" | S55°11'56"W | 90.48' |
| C3 | 56.87' | 44.00' | 74°03'39" | S26°48'39"E | 53.00' |
| C4 | 10.64' | 20.50' | 29°43'43" | S48°57'46"E | 10.52' |
| C5 | 17.84' | 20.00' | 51°06'53" | N89°22'59"W | 17.26' |
| C6 | 25.86' | 20.00' | 74°04'46" | N26°49'13"W | 24.09' |
| C7 | 62.80' | 40.00' | 89°57'34" | N55°11'56"E | 56.55' |
| C8 | 16.25' | 20.00' | 46°33'31" | S56°32'31"E | 15.81' |
| C9 | 38.22' | 64.50' | 33°57'03" | S06°45'21"E | 37.66' |
| C10 | 47.26' | 64.36' | 42°04'17" | S10°47'52"E | 46.20' |
| C11 | 2.65' | 2.00' | 75°55'10" | N75°24'59"W | 2.46' |
| C12 | 7.87' | 42.57' | 10°35'20" | S42°45'04"E | 7.86' |
| C13 | 40.22' | 25.24' | 91°18'32" | S06°02'37"E | 36.09' |

Surveyor:
 Rudy Rangel
 Rangel Land Surveying
 1012 Timberline Drive
 Heath, Texas 75032
 214-325-8026
 Rangellandsurvey@sub.com

Engineer:
 Douphrate & Associates, Inc
 2235 Ridge Road, Suite 200
 Rockwall, Texas 75087
 214-771-9004

FINAL PLAT
LOT 7R, BLOCK A
 A REPLAT OF
 LOT 7, BLOCK A
 MAVERICK RANCH ADDITION
 Document No. 2020000019968
 Plat Records of Rockwall, County, Texas
 Part of the William Ford Survey, Abstract No. 80
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, 1800 DALROCK, LLC is the owner of a 1.55 acre tract of land being Lot 7, Block A of the MAVERICK RANCH ADDITION, a replat of Lot 5, Block A as recorded in Document No. 2020000019968 of the Plat Records of Rockwall County, Texas

Being all of said Lot 7, Block A and being situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas;

BEGINNING at a 3/8" iron rod found for the northeast corner of said Lot 5, Block A, said point also being the southeast corner of Lot 1, Block A of the PATRIOT PAWS Addition as recorded in Cabinet I, Slide 341 of the Plat Records of Rockwall County, Texas and said point being on the west right-of-way line of Ranch Trail (50' wide right-of-way);

THENCE South 10°28'36" West along the said west right-of-way line, a distance of 291.85' to a set cut "x" in concrete for a corner;

THENCE South 28°33'07" West continuing along said west right-of-way line, a distance of 72.89' to a 1/2" iron rod found for a corner, said point also being the northeast corner of Lot 7, Block A of the MAVERICK RANCH addition as recorded in Instrument No. 2020000021169 of the Official Public Records of Rockwall County, Texas;

THENCE North 45°13'25" West leaving said west right-of-way line and along the north line of Lots 7 & 8, Block A of said MAVERICK RANCH Addition, a distance of 215.29' to a 1/2" iron rod found for a corner;

THENCE North 10°13'10" East along the northeasterly line of said Lot 8, a distance of 84.59' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner;

THENCE North 45°51'15" West along the northerly line of said Lot 8, a distance of 80.00' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point also being on the easterly line of Lot 2 of the Rainbo Acres Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44°08'45" East along the easterly line of said Lot 2, a distance of 176.44' to a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for a corner, said point being an ell corner of Lot 1, Block A of said PATRIOT PAWS addition;

THENCE South 55°09'33" East along the southerly line of said PATRIOT PAWS addition, a distance of 88.29' to a 1/2" iron rod found for a corner;

THENCE South 79°49'17" East a distance of 89.18' to the POINT OF BEGINNING and containing 1.5 acres or 67,501 square feet of land. OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1800 DALROCK, LLC, the undersigned owner of the land shown on this plat, and designated herein as Lot 7R, Block A, MAVERICK RANCH Addition, a 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 9, Block A, MAVERICK RANCH 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 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 steers 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 the 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 the 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 sewer, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such a 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's 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.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: 1800 DALROCK, LLC

By:
FOR: (LIEN HOLDER)

BY: NAME:

TITLE:

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated. Given under my hand and seal of office, this day of, 2026.

Notary Signature

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@swb.com

Engineer:
Doughrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
1800 DALROCK, LLC
AGENT: Kevin Lloyd
1800 DALROCK, LLC
2424 Ridge Road
Rockwall, Texas 75087
Phone: 469-298-1594
Email: klloyd@keataz.com

SHEET 2 OF 2
Date: 02-16-2026

CITY CASE No.

GENERAL NOTES

1. 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 Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

5. All decorative signage, post, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of, 2026.

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS DAY, 2026.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this day of, 2026.

Notary Signature

FINAL PLAT
LOT 7R, BLOCK A
A REPLAT OF
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
Document No. 2020000019968
Plat Records of Rockwall, County, Texas
Part of the William Ford Survey, Abstract No. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



April 14, 2026

TO: Dub Douphrate
Douphrate & Associates
2235 Ridge Road
Rockwall, TX 75087

CC: Kevin Lloyd
1800 Dalrock, LLC.
2424 Ridge Road
Rockwall, TX 75087

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

SUBJECT: P2026-007; Replat for Lot 9, Block A, Maverick Ranch Addition

Mr. Douphrate:

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 April 6, 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 March 31, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.

City Council

On April 6, 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