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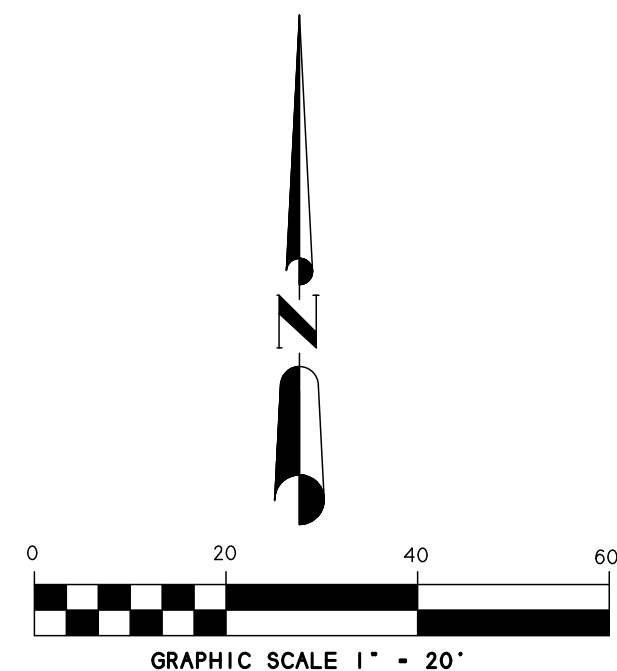
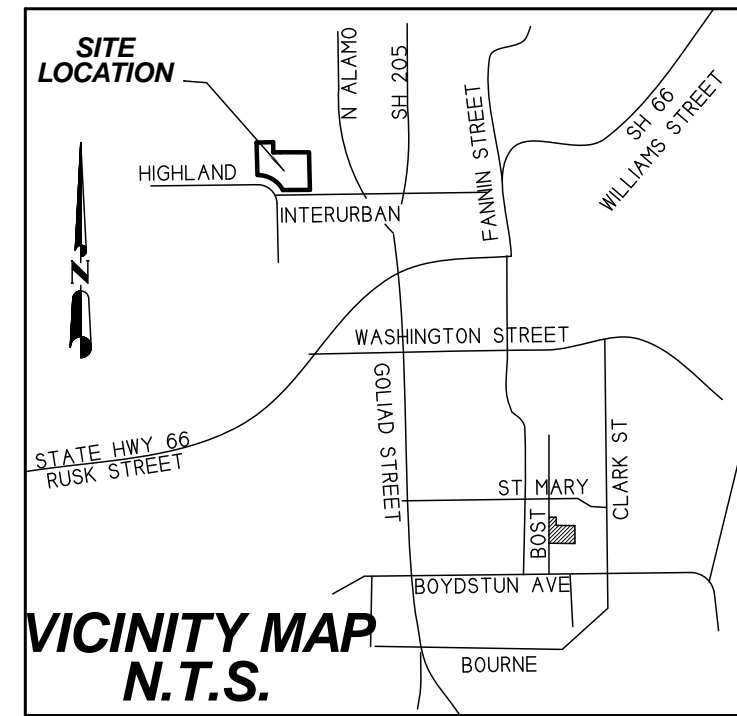
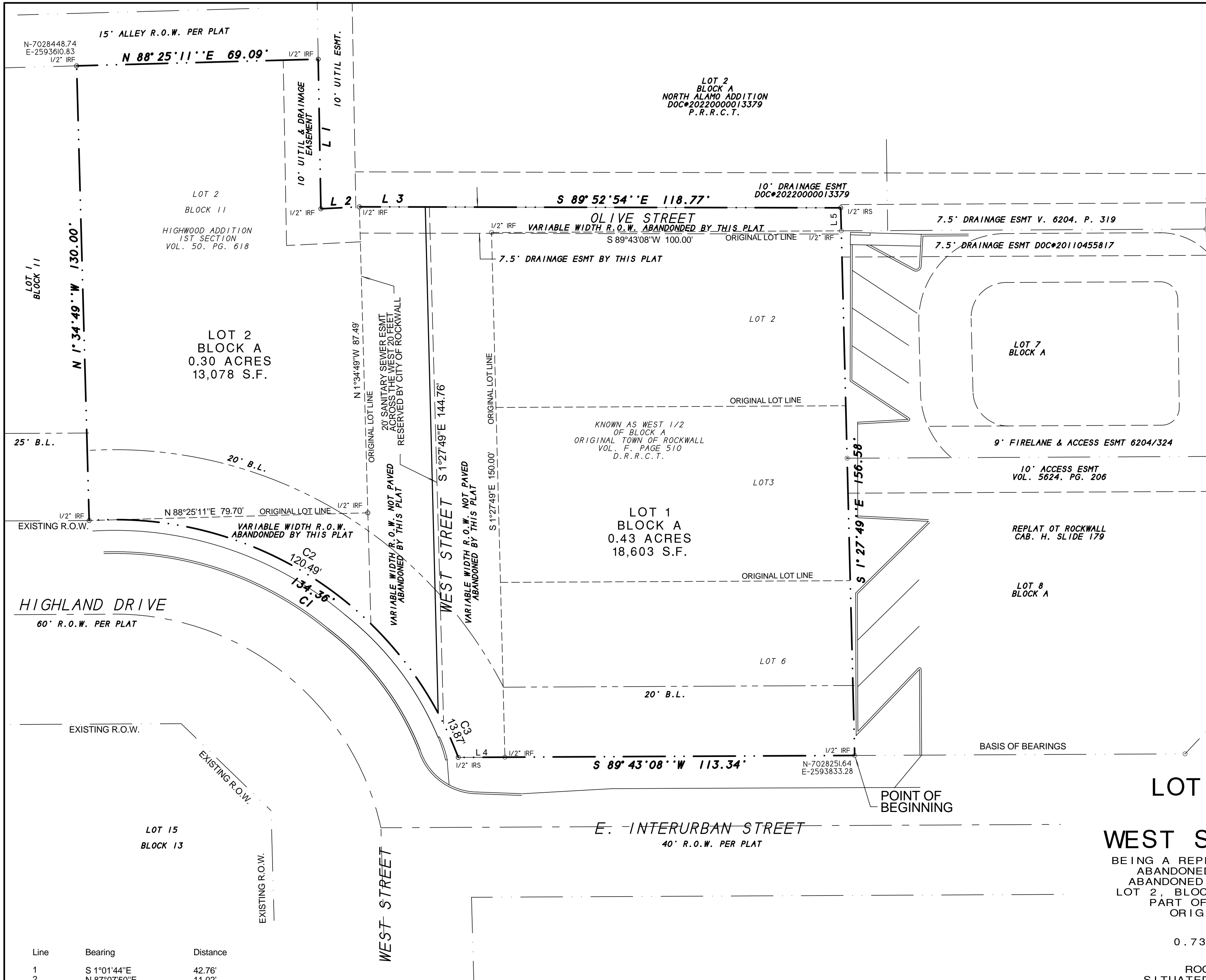


City of Rockwall

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.





FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
WEST STREET ADDITION

BEING A REPLAT OF ABANDONED WEST STREET
ABANDONED PORTION OF OLIVE STREET
ABANDONED PORTION OF HIGHLAND DRIVE
LOT 2, BLOCK 11, HIGHWOOD ADDITION AND
PART OF LOTS 2, 3 & 6, BLOCK A
ORIGINAL TOWN OF ROCKWALL

2 LOTS
0.73 ACRES OR 31,680 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

PEGGY E. WARREN
302 HIGHLAND DRIVE
ROCKWALL, TEXAS 75087

DAVENPORT RENTAL PROPERTY
407 CASTLE PINES
HEATH, TEXAS 75032

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 20' FILE # 20030372-RP
CLIENT DAVENPORT

CITY CASE NO. P2025-

Line	Bearing	Distance				
1	S 1°01'44"E	42.76'				
2	N 87°07'50"E	11.02'				
3	S 89°52'54"E	18.83'				
4	S 89°43'08"W	13.34'				
5	S 1°27'49"E	6.58'				
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	73°18'56"	105.00	134.36	78.14	125.38	N 57°18'47"W
2	65°44'54"	105.00	120.49	67.86	113.99	N 61°05'48"W
3	7°34'03"	105.00	13.87	6.94	13.86	N 24°26'20"W

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, DAVENPORT RENTAL PROPERTY and PEGGY E. WARREN, BEING THE OWNERS OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being Lot 2, Lot 3 and Lot 6, Block A, and being a part of Olive Street right-of-way, a part of Highland Drive right-of-way, a part of West Street right-of-way as shown on the Block A, ORIGINAL TOWN OF ROCKWALL, TEXAS, according to the Map thereof recorded in Volume F, Page 510, Deed Records of Rockwall County, Texas, and being Lot 2, Block 11, Highwood Addition Section 1, an Addition to the City of Rockwall, Texas, according to the plat recorded in Volume 50, Page 618, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner in the north right-of-way of Interurban Street, and at the southeast corner of Lot 6, Block A;

THENCE S. 89 deg. 43 min. 08 sec. W. a distance of 113.34 feet to a ½" iron rod set for corner;

THENCE in a northwesterly direction along a curve to the left having a central angle of 73°18'56", radius of 105.00 feet, a tangent of 78.14 feet, a chord of N 57°18'47"W, 125.38 feet, and an arc distance of 134.36 feet to a ½" iron rod found for corner at the southwest corner of Lot 2, Block 11, Highwood Addition;

THENCE N. 01 deg. 34 min. 49 sec. W. a distance of 130.00 feet to a 1/2" iron rod found for corner;

THENCE N. 88 deg. 25 min. 11 sec. E. a distance of 69.09 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 01 min. 44 sec. E. a distance of 42.76 feet to a 1/2" iron rod found for corner;

THENCE N. 87 deg. 07 min. 50 sec. E. a distance of 11.02 feet to a ½" iron rod found for corner at the northwest corner of said Lot 2, Block 11 and in the west right-of-way of West Street;

THENCE S. 89 deg. 52 min. 54 sec. E. a distance of 137.61 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 27 min. 49 sec. E. a distance of 156.58 feet to the POINT OF BEGINNING and containing 31,681 square feet or 0.73 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 1 AND LOT 2, BLOCK A WEST STREET ADDITION, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 LOT 1 AND LOT 2, BLOCK A, WEST STREET ADDITION, have been notified and signed this plat.

We 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.

We also understand the following:

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

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

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

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

for DAVENPORT RENTAL PROPERTY

PEGGY E. WARREN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, 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 executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PEGGY E. WARREN, 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 of _____, 20__.

Notary Public in and for the State of Texas My Commission Expires:

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

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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



APPROVED

I hereby certify that the above and foregoing plat of LOT 1 AND LOT 2, BLOCK A WEST STREET ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall Planning and Zoning Chairman

City Secretary City of Rockwall City Engineer

FINAL PLAT
LOT 1 AND LOT 2
BLOCK A
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BEING A REPLAT OF ABANDONED WEST STREET
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2 LOTS
0.73 ACRES OR 31,680 S.F.

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

OWNERS:

PEGGY E. WARREN
302 HIGHLAND DRIVE
ROCKWALL, TEXAS 75087

DAVENPORT RENTAL PROPERTY
407 CASTLE PINES
HEATH, TEXAS 75032

SHEET 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509800

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2025
SCALE 1" = 20' FILE # 20030372-RP
CLIENT DAVENPORT

CITY CASE NO. P2025-



February 28, 2025

TO: Natalie Davenport
Davenport Rental Properties, LLC
407 Castle Pines Drive
Heath, Texas 75032

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Olive Street and West Street

Ms. Davenport,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along West Street and Olive Street, which is directly adjacent to property owned by Davenport Rental Properties, LLC. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way along West Street and Olive Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned right-of-way encompasses excess right-of-way for West Street and Olive Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at miller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Peggy E. Warren
302 Highland Drive
Rockwall, Texas 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Olive Street and West Street

Ms. Warren,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along West Street and Olive Street, which is directly adjacent to your property at 302 Highland Drive. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way along West Street and Olive Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned right-of-way encompasses excess right-of-way for West Street and Olive Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program. If you have any questions or require further clarification, please do not hesitate to contact me by phone at (972) 772-6441 or by email at rmiller@rockwall.com.

The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Brittany Rood
Stringfellow Holdings, LLC
5023 Parkview Place
Addison, Texas 75001

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) for the Abandonment of the Right-of-Way for Olive Street and West Street

Ms. Rood,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along West Street and Olive Street, which is directly adjacent to property owned by Stringfellow Holdings, LLC. As you may be aware, the City of Rockwall has identified several unimproved or underutilized City rights-of-way within our jurisdiction that provide limited to no public benefit. These rights-of-way have been maintained by the City for decades without plans for future improvement. In some cases, adjacent properties have constructed improvements within these rights-of-way, further complicating their potential use by the City.

On February 5, 2024, the City Council approved a motion to direct staff to proceed with the abandonment of these rights-of-way to the adjacent property owners. Following this action, the City has decided to abandon the excess right-of-way along West Street and Olive Street, and we are pleased to offer you the opportunity to acquire this land at no cost. The abandoned right-of-way encompasses excess right-of-way for West Street and Olive Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

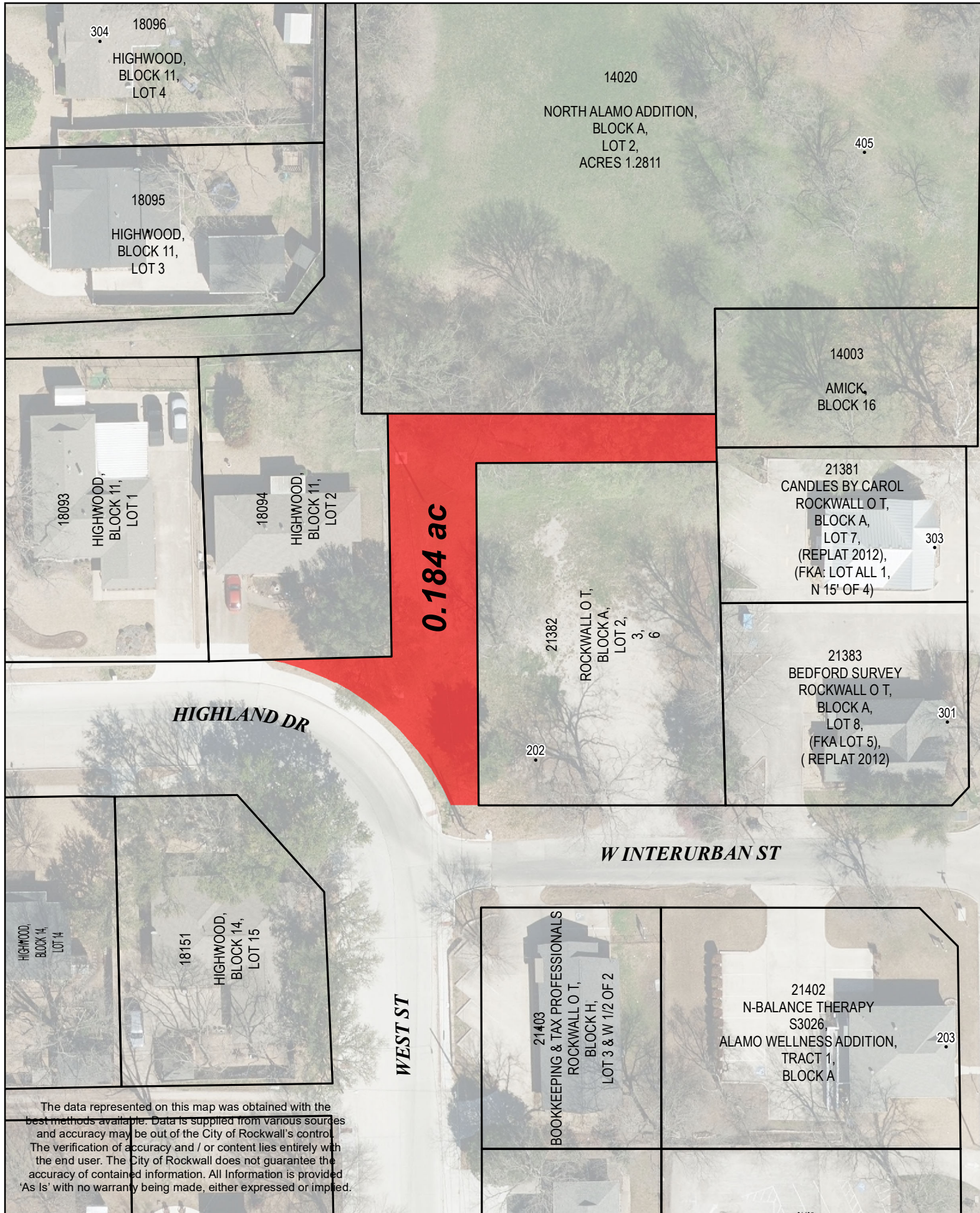
In order to proceed with this transaction, I kindly request your cooperation in signing the attached Letter of Intent (LOI), acknowledging your acceptance of the abandoned right-of-way. Additionally, by signing this letter, you agree to allow the City of Rockwall to file a subdivision plat, which is necessary to accommodate the acquisition of the abandoned land, and you agree to maintain the acquired land. Please note that should you choose not to allow a subdivision plat to be filed after signing this Letter of Intent (LOI), you acknowledge your responsibility for reimbursing the City for any costs associated with the subdivision plat. If you decide not to acquire the abandoned land, please take note that other adjacent property owners will be given the opportunity to acquire the abandoned land.

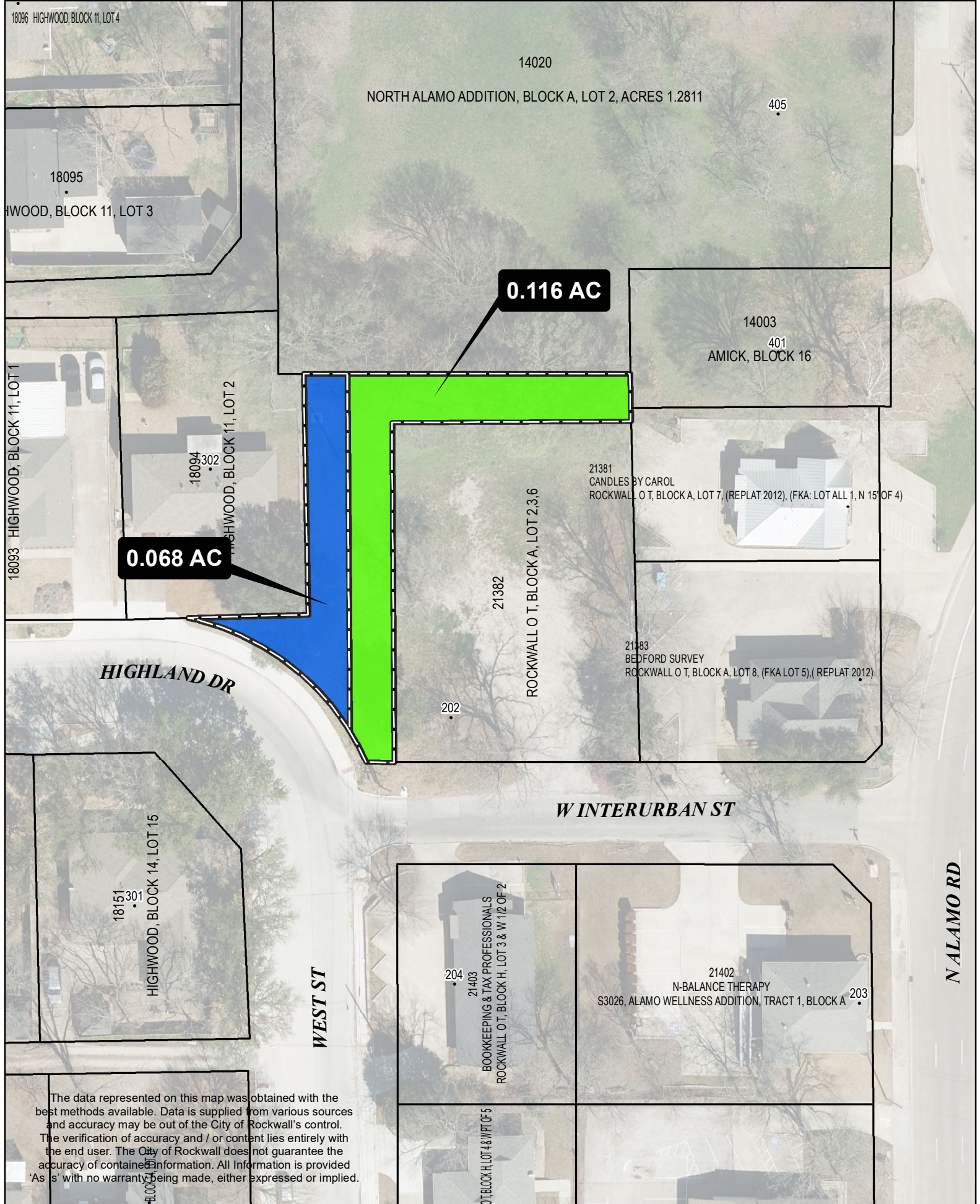
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The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning





The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As is' with no warranty being made, either expressed or implied.

DATE:

3/16/25

TO:

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

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S):

Natalee Davenport

PROPERTY OWNER ADDRESS:

407 Castle Pines Drive
Heath TX 75032

PROPERTY ADDRESS:

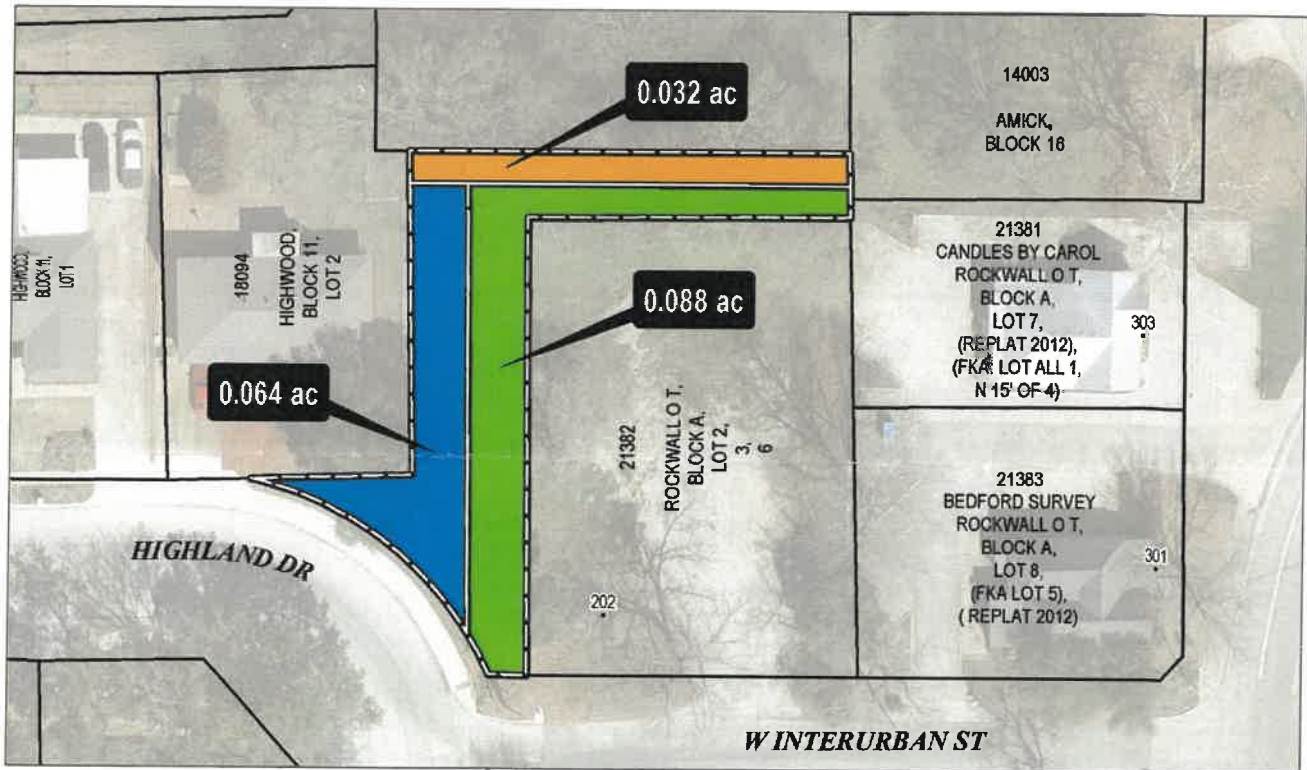
202 Interurban

Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE:

Natalee Davenport

PROPERTY OWNER'S SIGNATURE:

DATE:

4-4-2025

TO:

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

PROPERTY OWNER INFORMATION:

PROPERTY OWNER NAME(S):

Peggy E. Warren

PROPERTY OWNER ADDRESS:

302 Highland Dr.
Rockwall, TX.

PROPERTY ADDRESS:

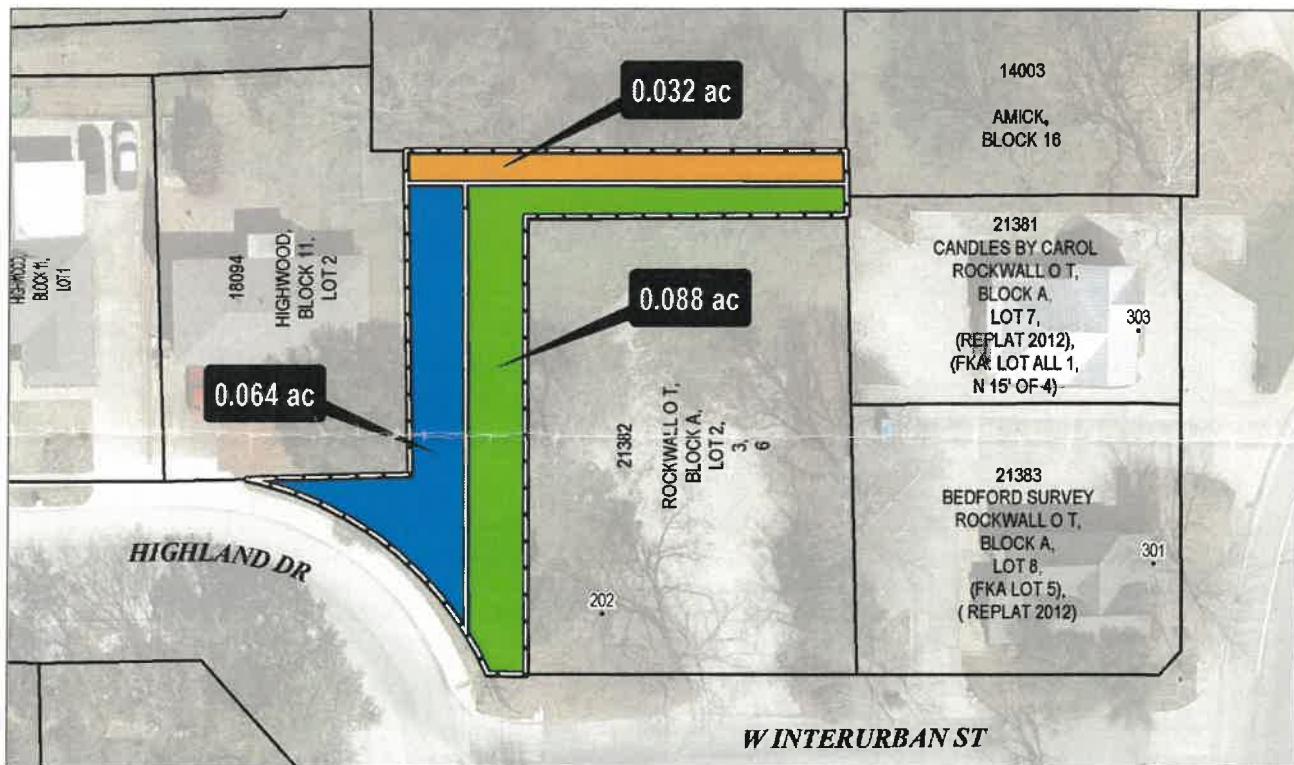
75087

Rockwall, Texas 75087

SUBJECT: Letter of Intent (LOI) to Accept Abandoned Right-of-Way

This Letter of Intent (LOI) is to express my understanding and acceptance of the City of Rockwall's offer to acquire the land directly adjacent to my property as outlined in *Exhibit 'A'* below. I (we) understand that by accepting this offer, I will have the opportunity to expand and utilize my property in accordance with my needs, preferences, and the requirements of the City of Rockwall. Furthermore, I acknowledge and agree to sign the subdivision plat -- *that will be prepared by and at the cost of the City of Rockwall* -- to facilitate the acquisition of the abandoned right-of-way as depicted in *Exhibit 'A'* below. I am fully aware of the implications of this agreement and acknowledge my responsibility for maintaining the land depicted in *Exhibit 'A'* and reimbursing the City for any costs associated with the subdivision plat in the event that I (we) fail to sign document when necessary to complete the abandonment.

EXHIBIT 'A': PROPOSED DIVISION OF ABANDONED RIGHT-OF-WAY



PROPERTY OWNER'S SIGNATURE:

PEGGY E. WARREN

PROPERTY OWNER'S SIGNATURE:

Peggy E. Warren

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- which is currently unimproved; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public alleyway -- *described and depicted in Exhibit 'A' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the alleyway to the adjacent and abutting property owners -- *in the manner depicted in this ordinance*; and,

WHEREAS, with proper notice to the public, a public hearing was held on August 18, 2025 at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described and depicted in *Exhibit 'A'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described and depicted in *Exhibit 'A'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and lawfully

abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'A'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

DRAFT
ORDINANCE
07.29.2025

LOT 1 AND LOT 2 BLOCK A WEST STREET ADDITION

FINAL PLAT

BEING A REPEAT OF ABANDONED WEST STREET ABANDONED PORTION OF OLIVE STREET LOT 1 BEING A REPEAT OF OLIVE STREET PART OF LOTS 2, 3 & 6, BLOCK A ORIGINAL TOWN OF ROCKWALL

0.73 ACRES ± LOTS 1 AND 2 1.860 S.F.

CITY OF ROCKWALL, TEXAS

SITUATED IN B.F. ROYDUSTON SURVEY

ABSTRACT NO. 14

OWNERS:

DAVENPORT RENTAL PROPERTY

4500 W. HENRIE

ROCKWALL, TEXAS 75087

HEATH, TEXAS 75032

SHEET 1 OF 2

DATED MAY 13, 2013

BY: [Signature]

CLIENT: DAVENPORT

8770 FM 1965, ROYSE CITY, TX 75080 817-636-2253 PHONE: 1460@cityofrockwall.com

CITY CASE NO. P2025

H.D. Felly Land Surveyor, LLC

8770 FM 1965, ROYSE CITY, TX 75080 817-636-2253 PHONE: 1460@cityofrockwall.com

LOT 1

0.43 ACRES

18,603 S.F.

LOT 2

0.30 ACRES

13,078 S.F.

WEST STREET

E. INTERURBAN STREET

N. ALAMO STREET

HIGHLAND DRIVE

POINT OF BEGINNING

SCALE 1" = 20'

VICINITY MAP N.T.S.

Line	Bearing	Distance	Remarks	Area	Tax Map	Other
1	S 1°14'41"E	2.79		-2.79	106.30	
2	S 89°07'26"E	11.02		11.02	106.30	
3	S 89°07'26"E	11.02		11.02	106.30	
4	S 89°07'26"E	11.02		11.02	106.30	
5	S 1°14'41"E	2.79		-2.79	106.30	
6	S 89°07'26"E	11.02		11.02	106.30	
7	S 89°07'26"E	11.02		11.02	106.30	
8	S 89°07'26"E	11.02		11.02	106.30	
9	S 89°07'26"E	11.02		11.02	106.30	
10	S 89°07'26"E	11.02		11.02	106.30	
11	S 89°07'26"E	11.02		11.02	106.30	
12	S 89°07'26"E	11.02		11.02	106.30	
13	S 89°07'26"E	11.02		11.02	106.30	
14	S 89°07'26"E	11.02		11.02	106.30	
15	S 89°07'26"E	11.02		11.02	106.30	
16	S 89°07'26"E	11.02		11.02	106.30	
17	S 89°07'26"E	11.02		11.02	106.30	
18	S 89°07'26"E	11.02		11.02	106.30	
19	S 89°07'26"E	11.02		11.02	106.30	
20	S 89°07'26"E	11.02		11.02	106.30	
21	S 89°07'26"E	11.02		11.02	106.30	
22	S 89°07'26"E	11.02		11.02	106.30	
23	S 89°07'26"E	11.02		11.02	106.30	
24	S 89°07'26"E	11.02		11.02	106.30	
25	S 89°07'26"E	11.02		11.02	106.30	
26	S 89°07'26"E	11.02		11.02	106.30	
27	S 89°07'26"E	11.02		11.02	106.30	
28	S 89°07'26"E	11.02		11.02	106.30	
29	S 89°07'26"E	11.02		11.02	106.30	
30	S 89°07'26"E	11.02		11.02	106.30	
31	S 89°07'26"E	11.02		11.02	106.30	
32	S 89°07'26"E	11.02		11.02	106.30	
33	S 89°07'26"E	11.02		11.02	106.30	
34	S 89°07'26"E	11.02		11.02	106.30	
35	S 89°07'26"E	11.02		11.02	106.30	
36	S 89°07'26"E	11.02		11.02	106.30	
37	S 89°07'26"E	11.02		11.02	106.30	
38	S 89°07'26"E	11.02		11.02	106.30	
39	S 89°07'26"E	11.02		11.02	106.30	
40	S 89°07'26"E	11.02		11.02	106.30	
41	S 89°07'26"E	11.02		11.02	106.30	
42	S 89°07'26"E	11.02		11.02	106.30	
43	S 89°07'26"E	11.02		11.02	106.30	
44	S 89°07'26"E	11.02				

[illegible]