



**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**

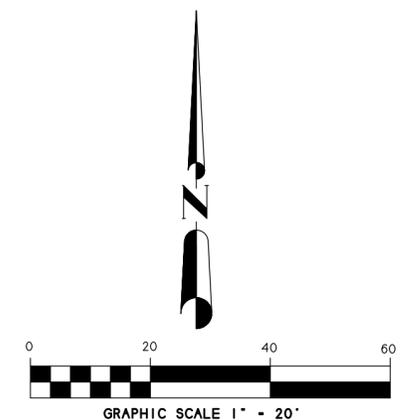
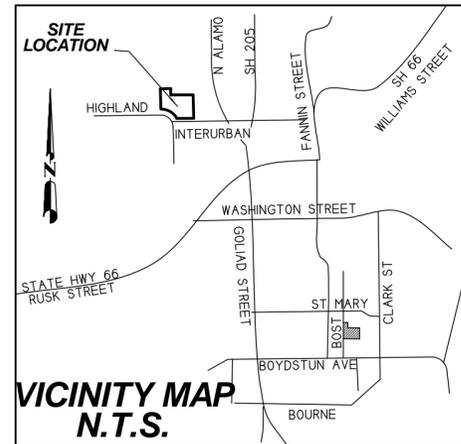
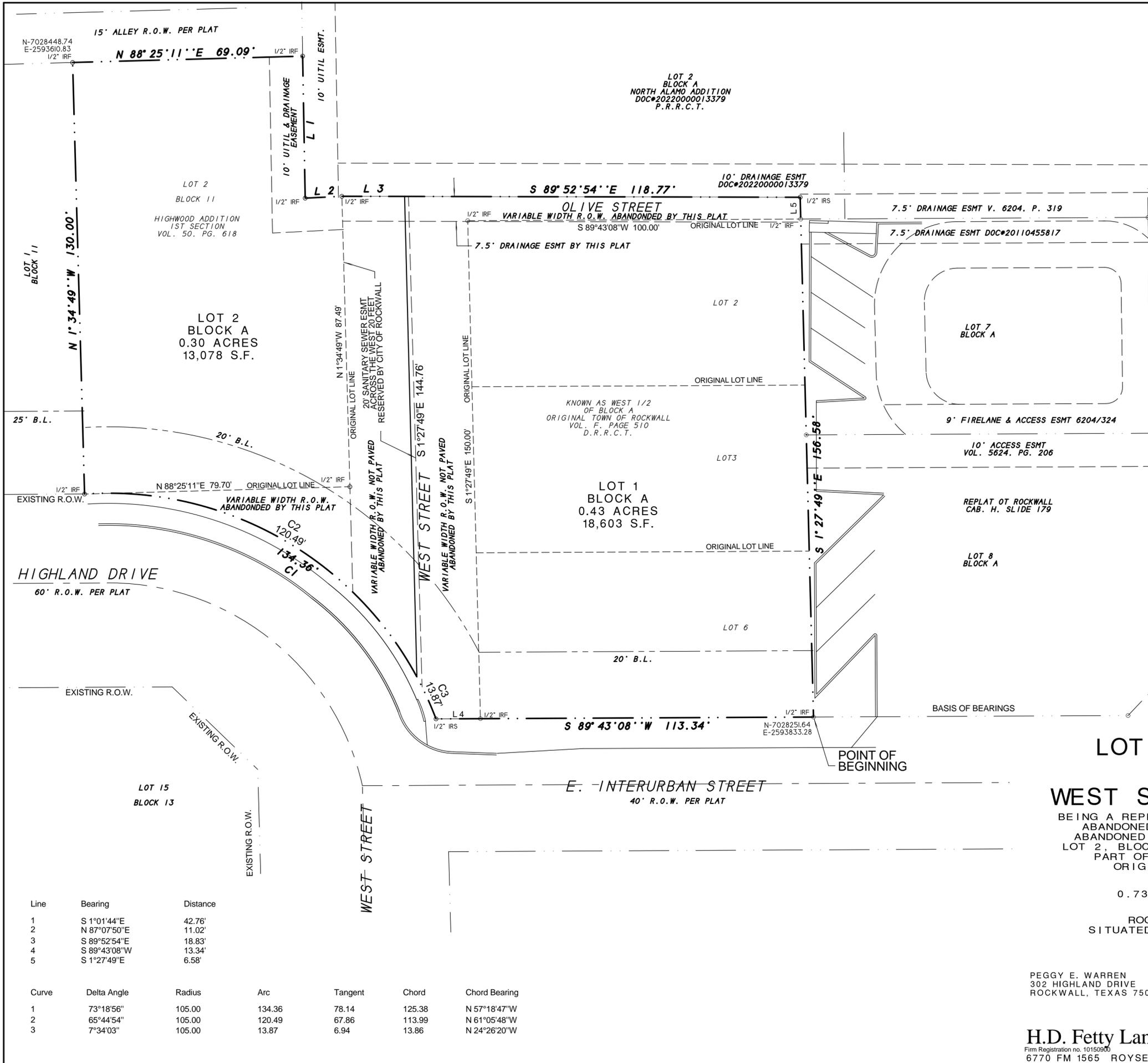
**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



**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 1/2" 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 1/2" 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 1/2" 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 1/2" 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  
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  
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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 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150980  
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](mailto: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 of 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



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 of 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

304 18096

HIGHWOOD,  
BLOCK 11,  
LOT 4

18095

HIGHWOOD,  
BLOCK 11,  
LOT 3

14020

NORTH ALAMO ADDITION,  
BLOCK A,  
LOT 2,  
ACRES 1.2811

405

14003

AMICK,  
BLOCK 16

18093

HIGHWOOD,  
BLOCK 11,  
LOT 1

18094

HIGHWOOD,  
BLOCK 11,  
LOT 2

**0.184 ac**

21382

ROCKWALL O T,  
BLOCK A,  
LOT 2,  
3,  
6

21381

CANDLES BY CAROL  
ROCKWALL O T,  
BLOCK A,  
LOT 7,  
(REPLAT 2012),  
(FKA: LOT ALL 1,  
N 15' OF 4)

303

21383

BEDFORD SURVEY  
ROCKWALL O T,  
BLOCK A,  
LOT 8,  
(FKA LOT 5),  
(REPLAT 2012)

301

**HIGHLAND DR**

202

**W INTERURBAN ST**

HIGHWOOD,  
BLOCK 14,  
LOT 14

18151

HIGHWOOD,  
BLOCK 14,  
LOT 15

**WEST ST**

21403

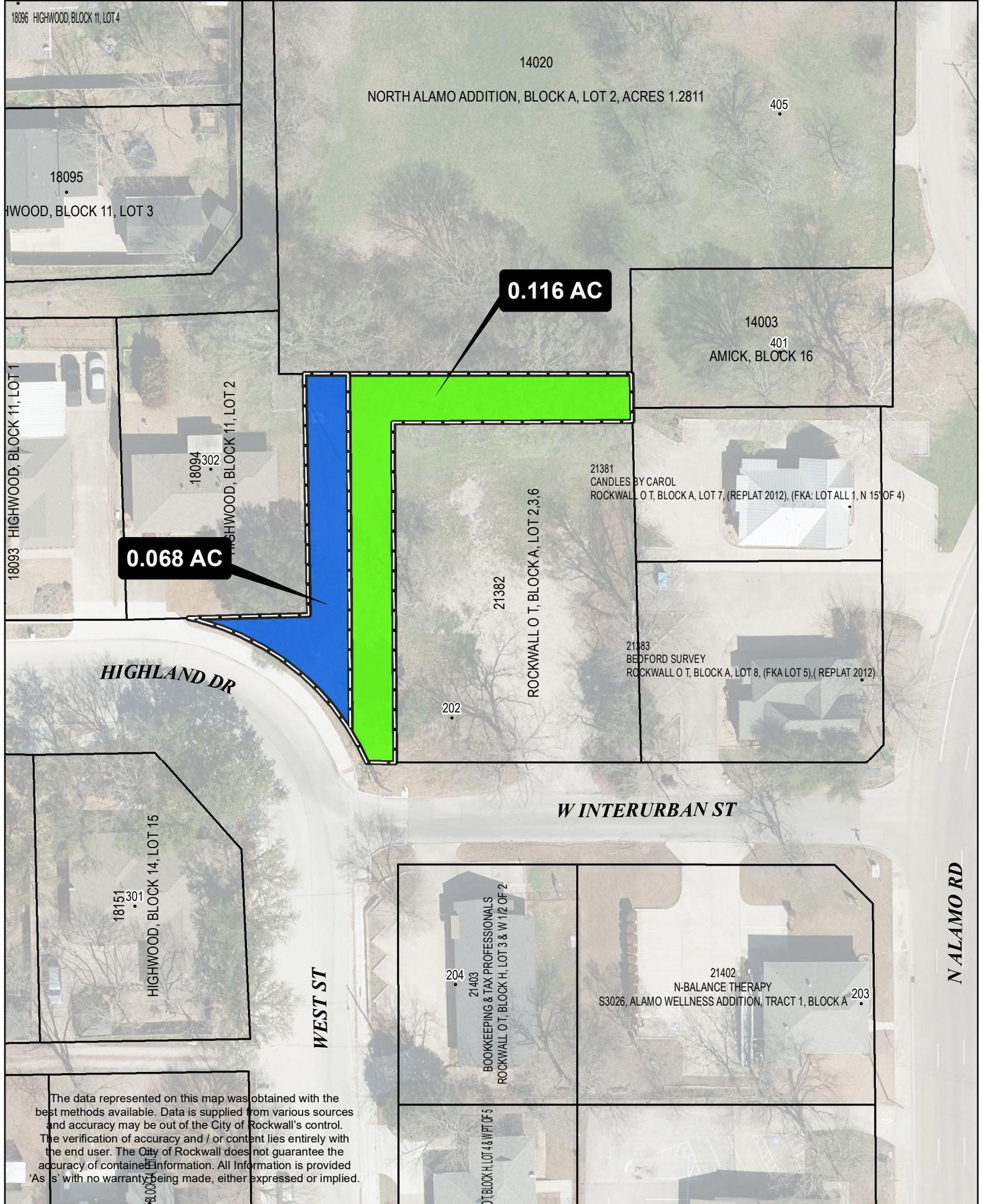
BOOKKEEPING & TAX PROFESSIONALS  
ROCKWALL O T,  
BLOCK H,  
LOT 3 & W 1/2 OF 2

21402

N-BALANCE THERAPY  
S3026,  
ALAMO WELLNESS ADDITION,  
TRACT 1,  
BLOCK A

203

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.



**0.116 AC**

**0.068 AC**

18096 HIGHWOOD, BLOCK 11, LOT 4

18095 HIGHWOOD, BLOCK 11, LOT 3

18093 HIGHWOOD, BLOCK 11, LOT 1

18094 HIGHWOOD, BLOCK 11, LOT 2

18151 HIGHWOOD, BLOCK 14, LOT 15

18093 HIGHWOOD, BLOCK 11, LOT 1

14020 NORTH ALAMO ADDITION, BLOCK A, LOT 2, ACRES 1.2811

14003 AMICK, BLOCK 16

21382 ROCKWALL O T, BLOCK A, LOT 2,3,6

21381 CANDLES BY CAROL ROCKWALL O T, BLOCK A, LOT 7, (REPLAT 2012), (FKA: LOT ALL 1, N 15' OF 4)

21383 BEDFORD SURVEY ROCKWALL O T, BLOCK A, LOT 8, (FKA LOT 5), (REPLAT 2012)

204 21403 BOOKKEEPING & TAX PROFESSIONALS ROCKWALL O T, BLOCK H, LOT 3 & W 1/2 OF 2

21402 N-BALANCE THERAPY S3026, ALAMO WELLNESS ADDITION, TRACT 1, BLOCK A

HIGHLAND DR

WEST ST

W INTERURBAN ST

N ALAMO RD

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0 50 Feet  
Date: 4/29/2025

**RIGHT OF WAY  
ABANDONMENT**

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

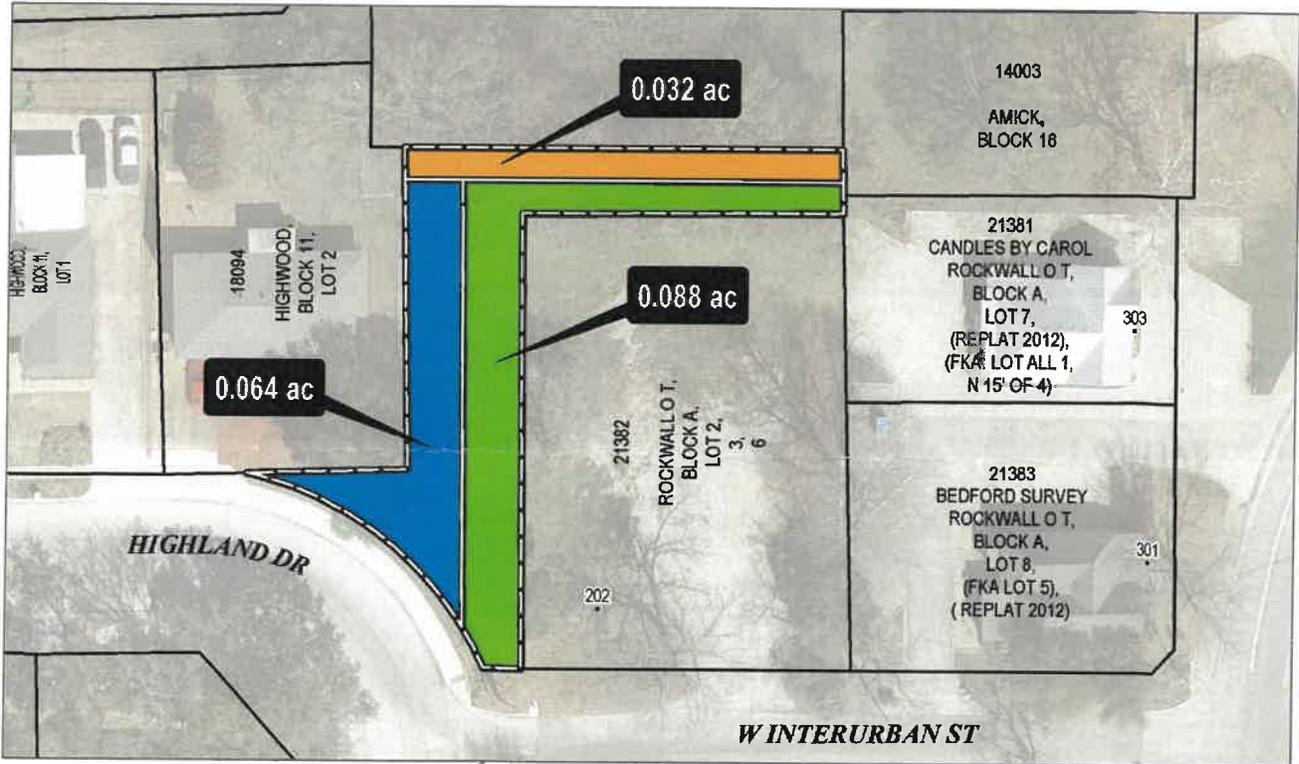
PROPERTY OWNER ADDRESS: 407 Castle Pines Drive  
Heath TX 75032

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:

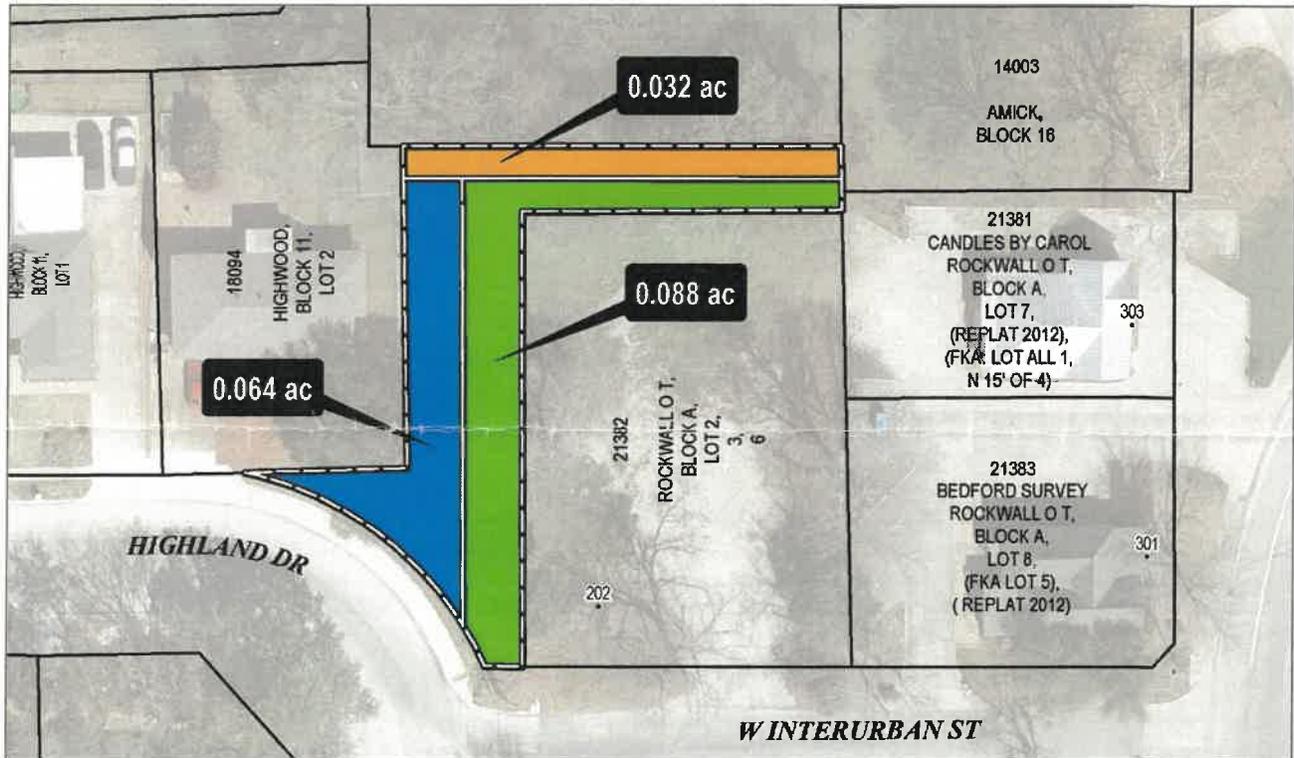
75087

Rockwall, Texas 75087

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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 2<sup>ND</sup> DAY OF SEPTEMBER, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

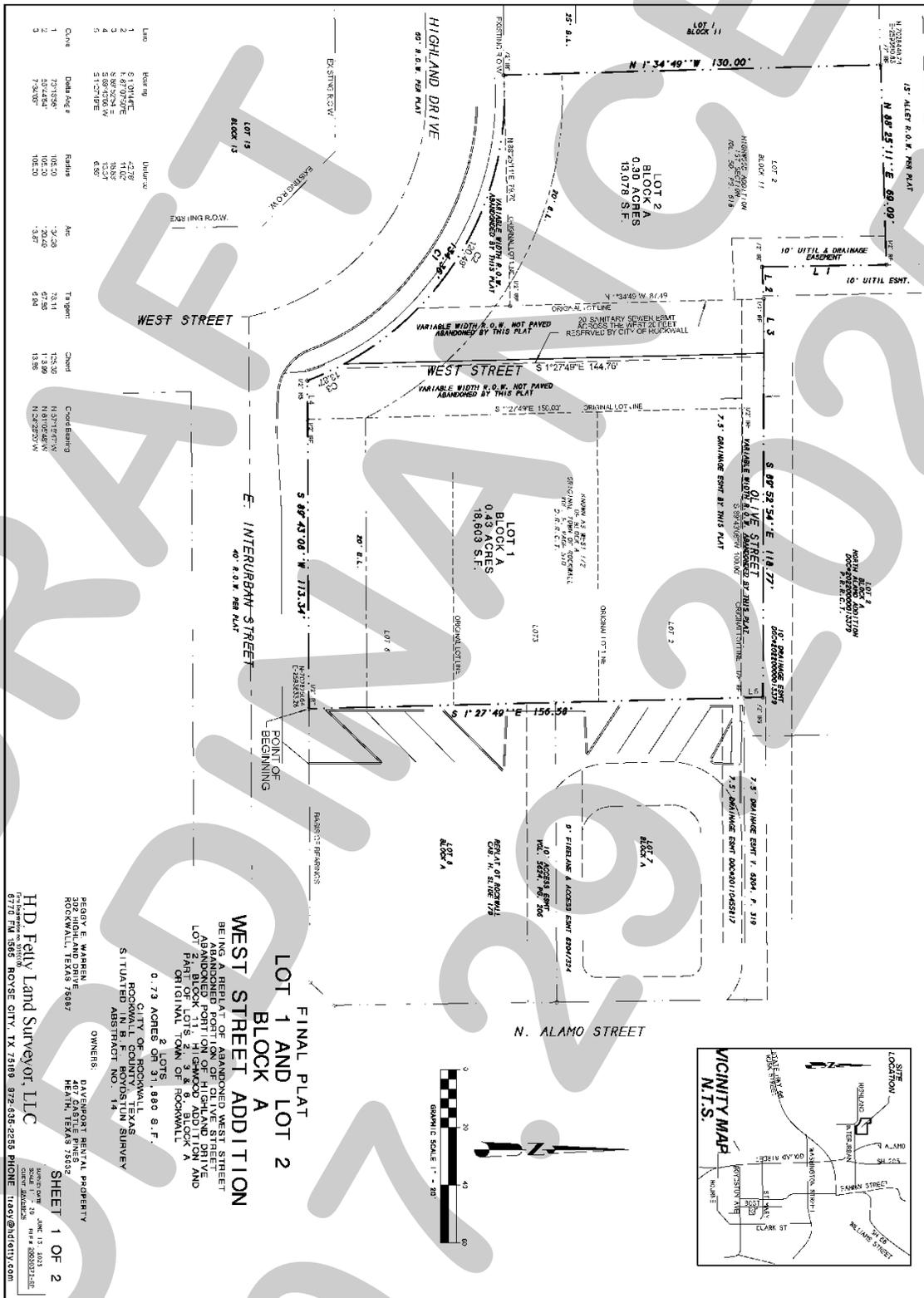
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: August 18, 2025

2<sup>nd</sup> Reading: September 2, 2025

DRAFT  
ORDINANCE  
07.29.2025

**Exhibit 'A'**  
**Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners**







P2025-025: Final Plat for Lot 1 & 2, Block A, West Street Addition

SF-7

SF-10

HIGHLAND DR

DT

WINTERURBAN ST

WEST ST

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.





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 1/2" 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 1/2" 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 1/2" 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 1/2" 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  
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 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150980  
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](mailto: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 of 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](mailto: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.

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](mailto: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

304 18096

HIGHWOOD,  
BLOCK 11,  
LOT 4

18095

HIGHWOOD,  
BLOCK 11,  
LOT 3

14020

NORTH ALAMO ADDITION,  
BLOCK A,  
LOT 2,  
ACRES 1.2811

405

14003

AMICK,  
BLOCK 16

18093

HIGHWOOD,  
BLOCK 11,  
LOT 1

18094

HIGHWOOD,  
BLOCK 11,  
LOT 2

**0.184 ac**

21382

ROCKWALL O T,  
BLOCK A,  
LOT 2,  
3,  
6

21381

CANDLES BY CAROL  
ROCKWALL O T,  
BLOCK A,  
LOT 7,  
(REPLAT 2012),  
(FKA: LOT ALL 1,  
N 15' OF 4)

303

21383

BEDFORD SURVEY  
ROCKWALL O T,  
BLOCK A,  
LOT 8,  
(FKA LOT 5),  
(REPLAT 2012)

301

**HIGHLAND DR**

202

**W INTERURBAN ST**

HIGHWOOD,  
BLOCK 14,  
LOT 14

18151

HIGHWOOD,  
BLOCK 14,  
LOT 15

**WEST ST**

21403

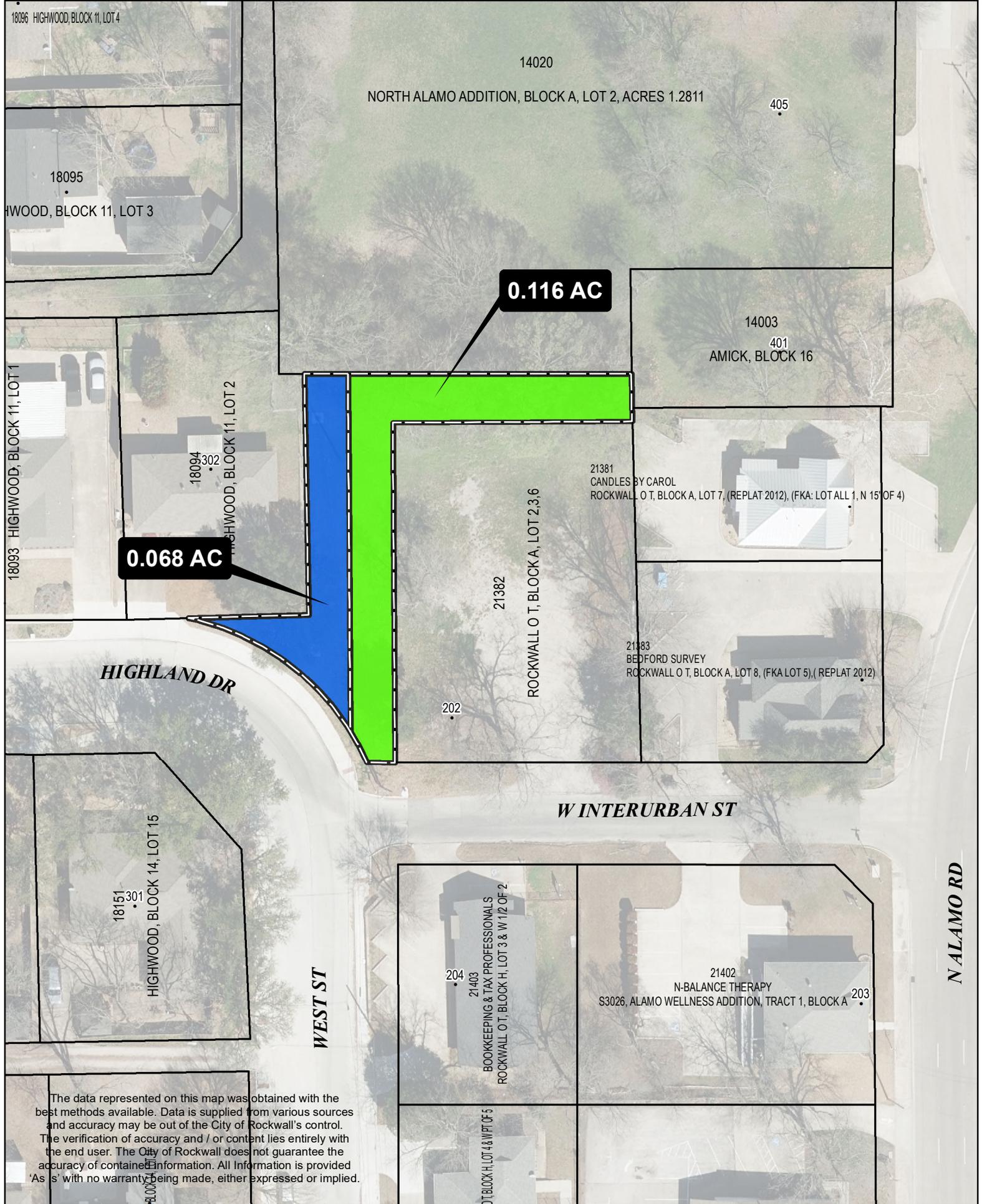
BOOKKEEPING & TAX PROFESSIONALS  
ROCKWALL O T,  
BLOCK H,  
LOT 3 & W 1/2 OF 2

21402

N-BALANCE THERAPY  
S3026,  
ALAMO WELLNESS ADDITION,  
TRACT 1,  
BLOCK A

203

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.



**0.116 AC**

**0.068 AC**

18096 HIGHWOOD, BLOCK 11, LOT 4

18095  
HIGHWOOD, BLOCK 11, LOT 3

14020  
NORTH ALAMO ADDITION, BLOCK A, LOT 2, ACRES 1.2811

405

18093 HIGHWOOD, BLOCK 11, LOT 1

18094  
HIGHWOOD, BLOCK 11, LOT 2

14003  
401  
AMICK, BLOCK 16

21381  
CANDLES BY CAROL  
ROCKWALL O T, BLOCK A, LOT 7, (REPLAT 2012), (FKA: LOT ALL 1, N 15' OF 4)

21382  
ROCKWALL O T, BLOCK A, LOT 2,3,6

21383  
BEDFORD SURVEY  
ROCKWALL O T, BLOCK A, LOT 8, (FKA LOT 5), (REPLAT 2012)

HIGHLAND DR

202

W INTERURBAN ST

18151  
HIGHWOOD, BLOCK 14, LOT 15

WEST ST

204  
21403  
BOOKKEEPING & TAX PROFESSIONALS  
ROCKWALL O T, BLOCK H, LOT 3 & W 1/2 OF 2

21402  
N-BALANCE THERAPY  
S3026, ALAMO WELLNESS ADDITION, TRACT 1, BLOCK A

N ALAMO RD

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.



0 50 Feet  
Date: 4/29/2025

**RIGHT OF WAY  
ABANDONMENT**

DATE: 3/16/25

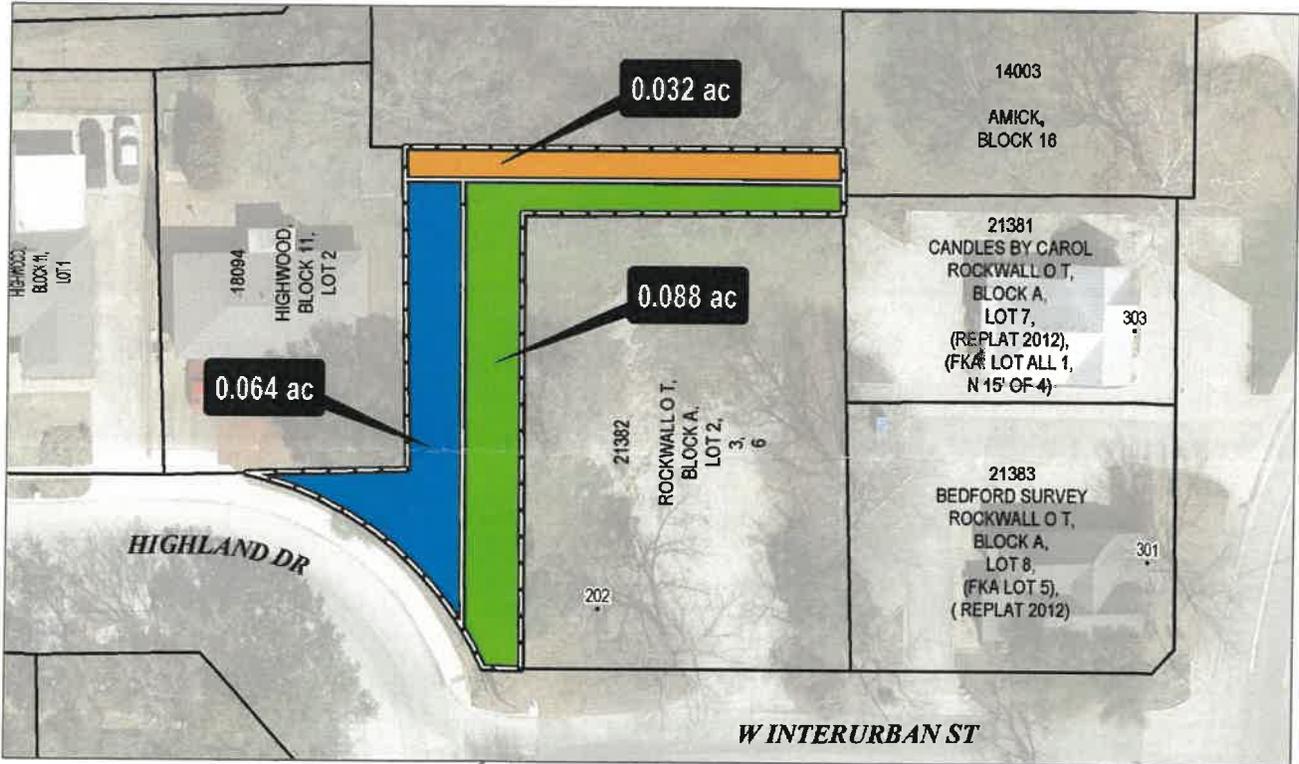
TO: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

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 2<sup>ND</sup> DAY OF SEPTEMBER, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

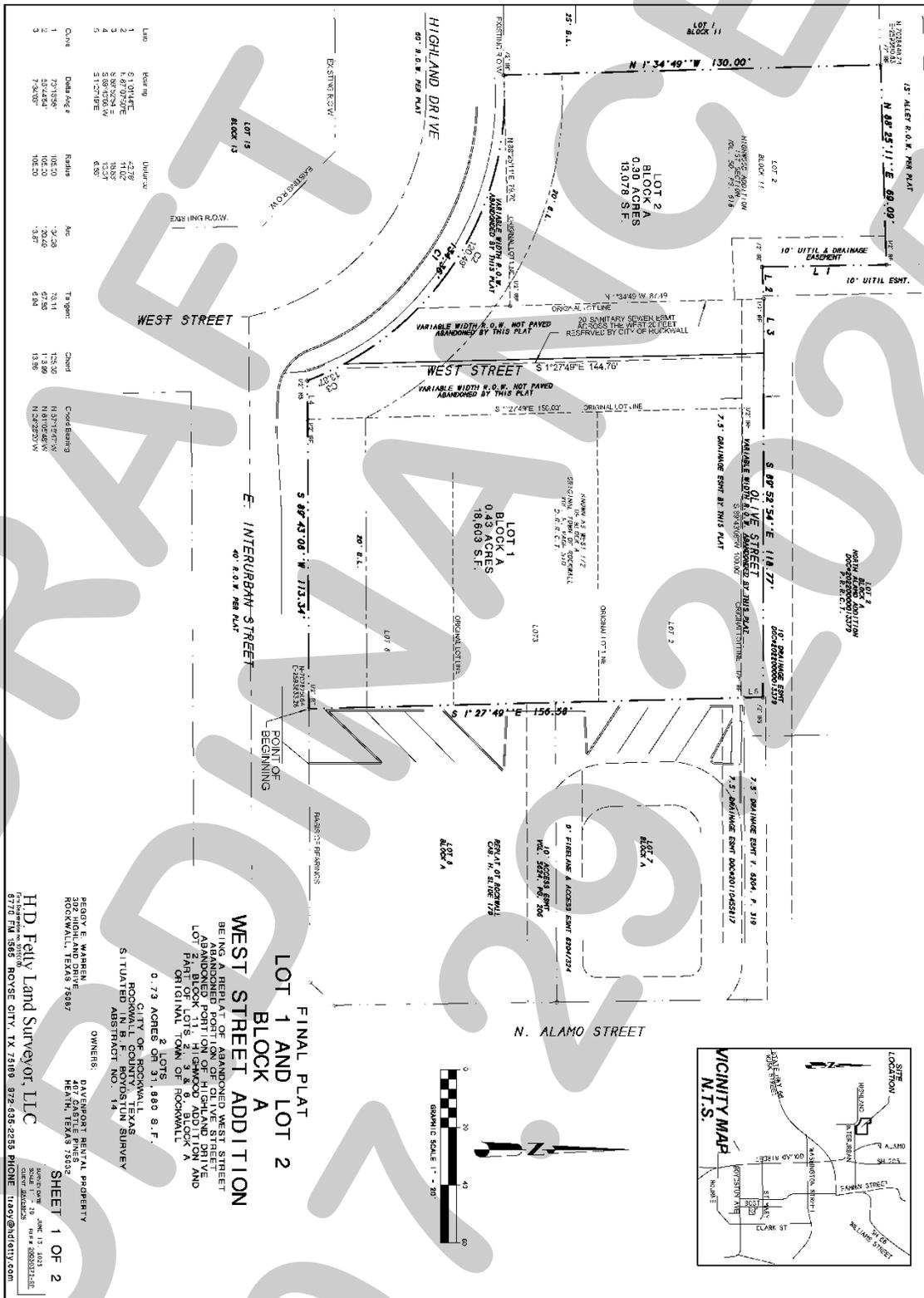
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: August 18, 2025

2<sup>nd</sup> Reading: September 2, 2025

DRAFT  
ORDINANCE  
07.29.2025

**Exhibit 'A'**  
**Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners**





# PROJECT COMMENTS



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

DATE: 7/25/2025

PROJECT NUMBER: P2025-025  
PROJECT NAME: Final Plat for Lot 1 & 2, Block A, West Street Addition  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a Final Plat for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	07/25/2025	Approved w/ Comments

07/25/2025: P2025-025: Final Plat for Lots 1 & 2, Block A, West Street Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an ordinance abandoning public right-of-way and a Final Plat for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rmiller@rockwall.com](mailto:rmiller@rockwall.com).

M.3 For reference, include the case number (P2025-025) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT  
LOTS 1 & 2, BLOCK A  
WEST STREET ADDITION  
BEING A REPLAT OF  
ABANDONED WEST STREET,  
ABANDONED PORTION OF HIGHLAND DRIVE, AND  
LOT 2, BLOCK 11  
HIGHWOOD ADDITION AND  
PART OF LOTS 2, 3, & 6, BLOCK A,  
ORIGINAL TOWN OF ROCKWALL  
BEING  
TWO (2) LOTS  
0.73-ACRES OR 3,680 SF

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

M.5 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.6 Please delineate how much right-of-way is being abandoned to each property in acreage and square footage.

M.7 Please list the adjacent property owner information. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 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.9 Provide the updated format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

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

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

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

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

M.10 Please provide the following 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

M.11 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.12 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 Work Session: July 29, 2025  
 Planning and Zoning Meeting: August 12, 2025  
 City Council Meeting (1st Reading): August 18, 2025  
 City Council Meeting (2nd Reading): September 2, 2025

I.13 Please note that a representative is required to be present for the meetings to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat 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	07/22/2025	Approved w/ Comments

- 07/22/2025: 1. Remove paving curb of parking area and streets.  
 2. Provide the latest general notes.  
 3. For informational purposes only, please note that replatting in the future may be required when site develops.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/25/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2025	Approved

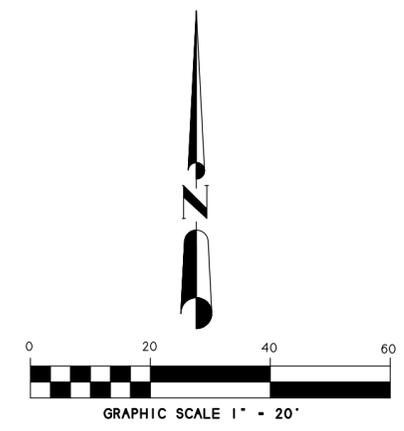
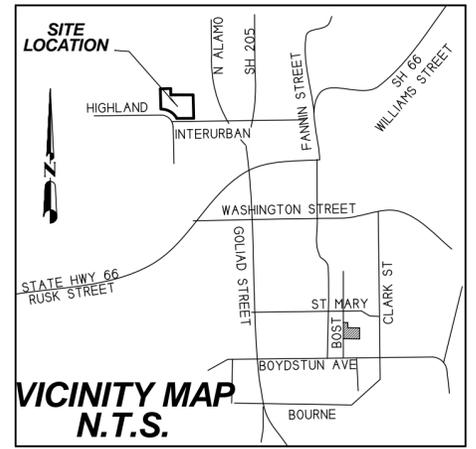
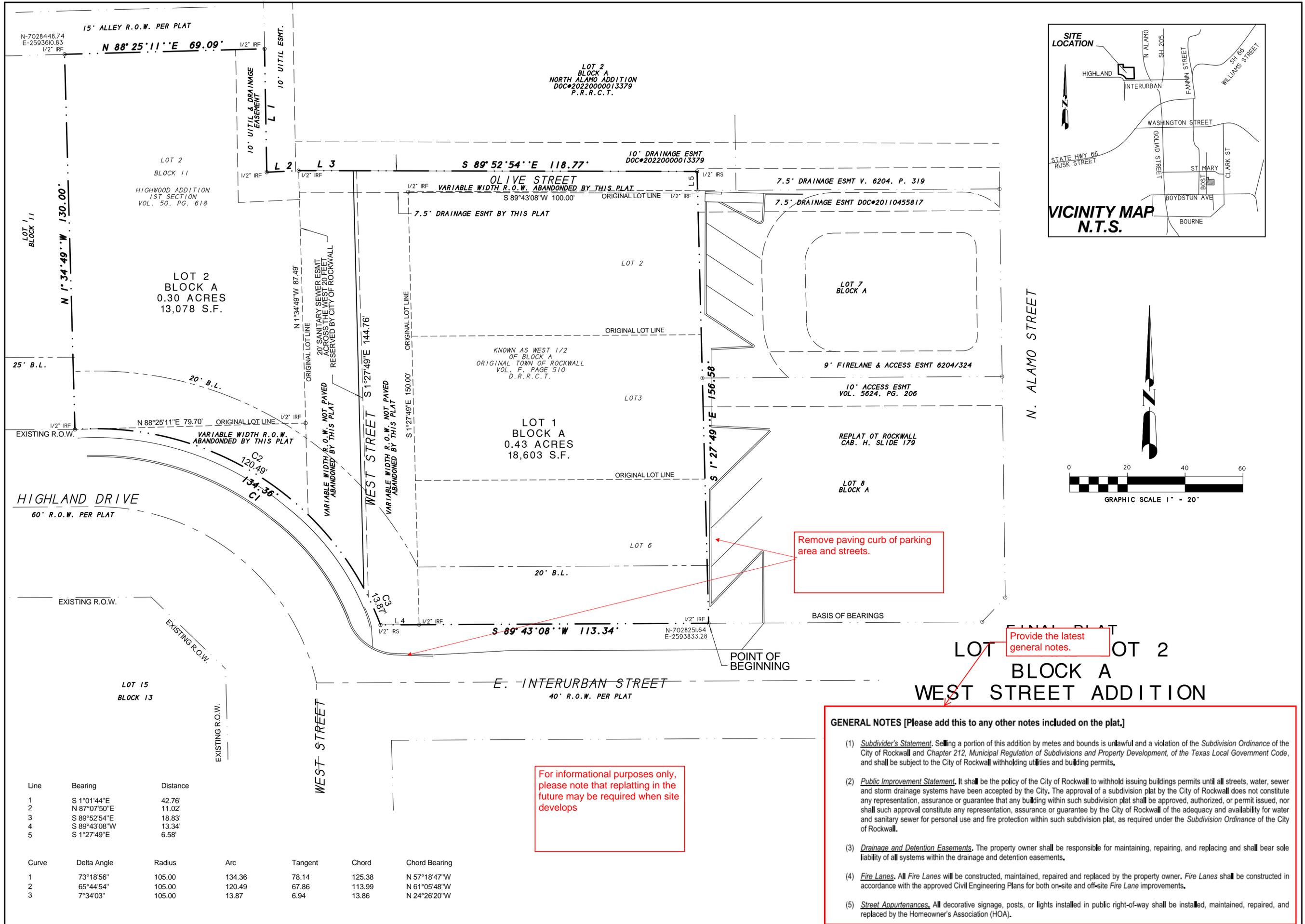
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	07/25/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/23/2025	Approved

No Comments



LOT 2  
BLOCK A  
NORTH ALAMO ADDITION  
DOC#20220000013379  
P.R.R.C.T.

LOT 2  
BLOCK 11  
HIGHWOOD ADDITION  
1ST SECTION  
VOL. 50, PG. 618

LOT 2  
BLOCK A  
0.30 ACRES  
13,078 S.F.

KNOWN AS WEST 1/2  
OF BLOCK A  
ORIGINAL TOWN OF ROCKWALL  
VOL. F. PAGE 510  
D.R.R.C.T.

LOT 1  
BLOCK A  
0.43 ACRES  
18,603 S.F.

LOT 7  
BLOCK A

LOT 8  
BLOCK A

LOT 15  
BLOCK 13

LOT 1 LOT 2  
BLOCK A  
WEST STREET ADDITION

For informational purposes only,  
please note that replating in the  
future may be required when site  
develops

Remove paving curb of parking  
area and streets.

Provide the latest  
general notes.

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

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



P2025-025: Final Plat for Lot 1 & 2, Block A, West Street Addition

SF-7

SF-10

HIGHLAND DR

DT

WINTERURBAN ST

WEST ST

Case Location Map =

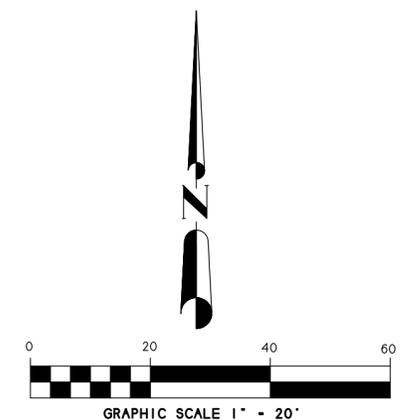
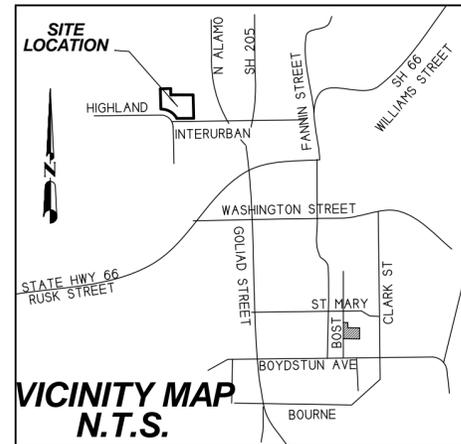
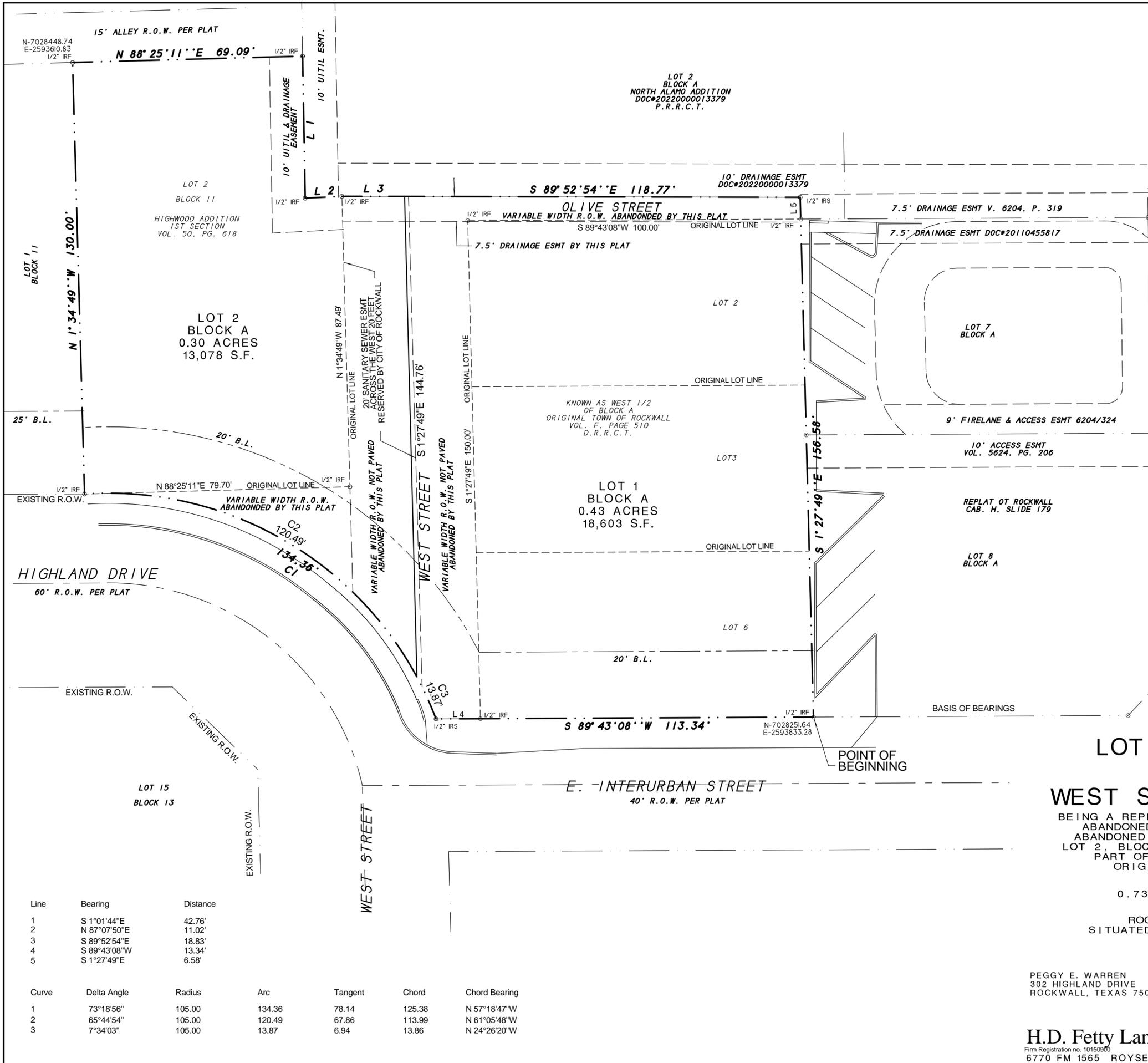


# City of Rockwall

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.





**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
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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 1/2" 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 1/2" 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 1/2" 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 1/2" 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  
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 2 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-



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 of 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](mailto: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 of 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](mailto: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 of 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](mailto: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

304 18096

HIGHWOOD,  
BLOCK 11,  
LOT 4

18095

HIGHWOOD,  
BLOCK 11,  
LOT 3

14020

NORTH ALAMO ADDITION,  
BLOCK A,  
LOT 2,  
ACRES 1.2811

405

14003

AMICK,  
BLOCK 16

18093

HIGHWOOD,  
BLOCK 11,  
LOT 1

18094

HIGHWOOD,  
BLOCK 11,  
LOT 2

**0.184 ac**

21382

ROCKWALL O T,  
BLOCK A,  
LOT 2,  
3,  
6

21381

CANDLES BY CAROL  
ROCKWALL O T,  
BLOCK A,  
LOT 7,  
(REPLAT 2012),  
(FKA: LOT ALL 1,  
N 15' OF 4)

303

21383

BEDFORD SURVEY  
ROCKWALL O T,  
BLOCK A,  
LOT 8,  
(FKA LOT 5),  
(REPLAT 2012)

301

**HIGHLAND DR**

202

**W INTERURBAN ST**

HIGHWOOD,  
BLOCK 14,  
LOT 14

18151

HIGHWOOD,  
BLOCK 14,  
LOT 15

**WEST ST**

21403

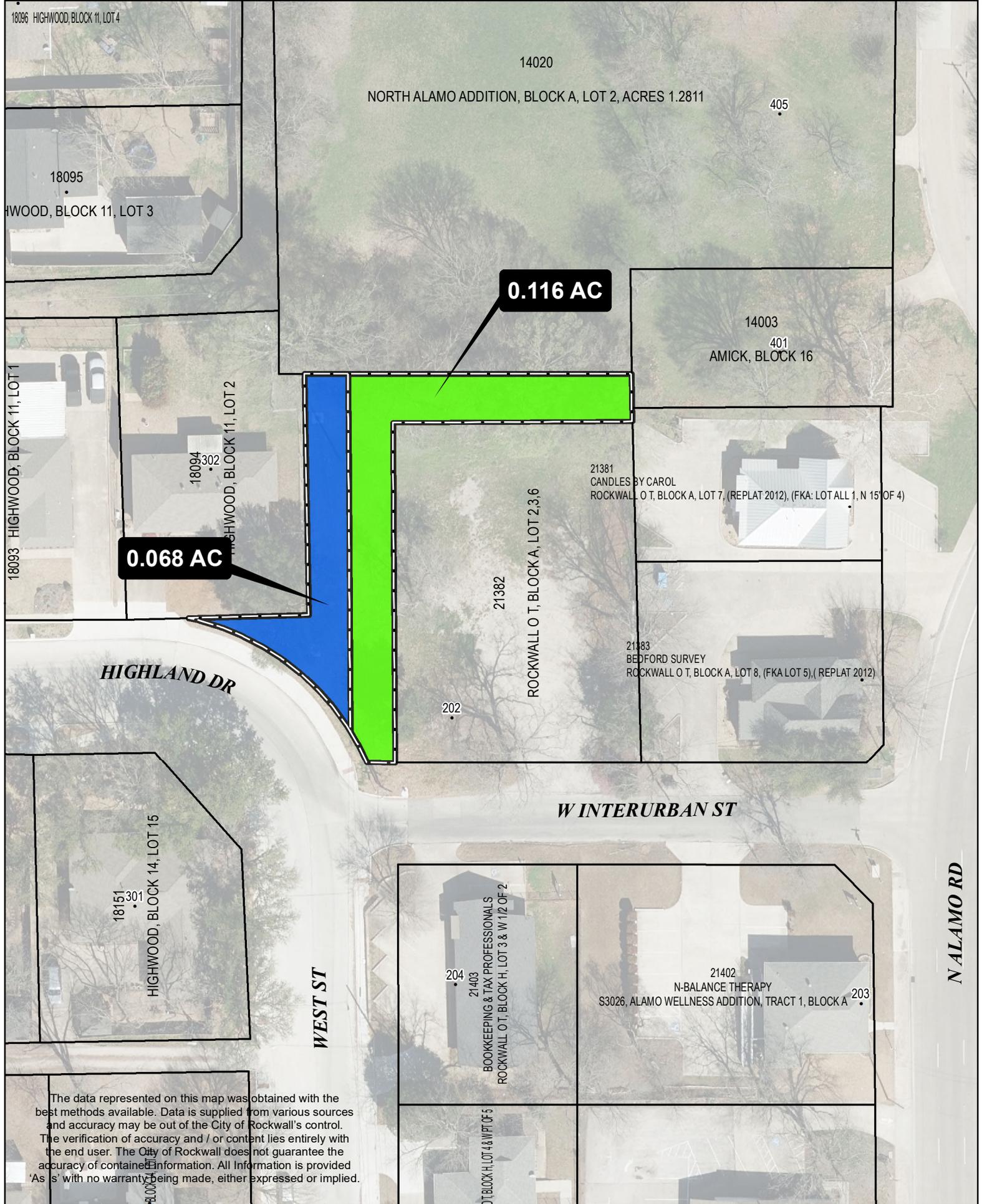
BOOKKEEPING & TAX PROFESSIONALS  
ROCKWALL O T,  
BLOCK H,  
LOT 3 & W 1/2 OF 2

21402

N-BALANCE THERAPY  
S3026,  
ALAMO WELLNESS ADDITION,  
TRACT 1,  
BLOCK A

203

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.



**0.116 AC**

**0.068 AC**

18096 HIGHWOOD, BLOCK 11, LOT 4

18095 HIGHWOOD, BLOCK 11, LOT 3

18093 HIGHWOOD, BLOCK 11, LOT 1

18094 HIGHWOOD, BLOCK 11, LOT 2

18151 HIGHWOOD, BLOCK 14, LOT 15

18093 HIGHWOOD, BLOCK 11, LOT 1

14020 NORTH ALAMO ADDITION, BLOCK A, LOT 2, ACRES 1.2811

14003 AMICK, BLOCK 16

21382 ROCKWALL O T, BLOCK A, LOT 2.3,6

21381 CANDLES BY CAROL ROCKWALL O T, BLOCK A, LOT 7, (REPLAT 2012), (FKA: LOT ALL 1, N 15' OF 4)

21383 BEDFORD SURVEY ROCKWALL O T, BLOCK A, LOT 8, (FKA LOT 5), (REPLAT 2012)

204 21403 BOOKKEEPING & TAX PROFESSIONALS ROCKWALL O T, BLOCK H, LOT 3 & W 1/2 OF 2

21402 N-BALANCE THERAPY S3026, ALAMO WELLNESS ADDITION, TRACT 1, BLOCK A

HIGHLAND DR

WEST ST

W INTERURBAN ST

N ALAMO RD

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.



0 50 Feet  
Date: 4/29/2025

**RIGHT OF WAY  
ABANDONMENT**

DATE: 3/16/25

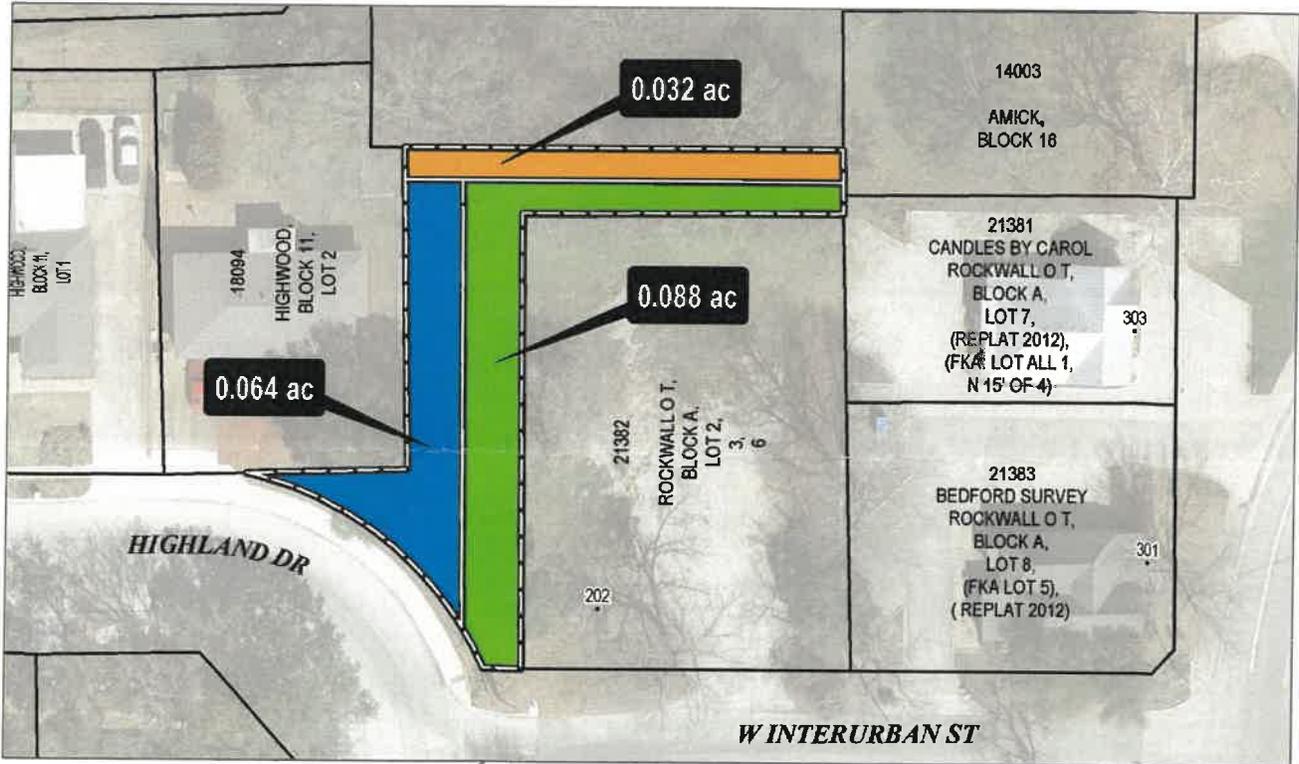
TO: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

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

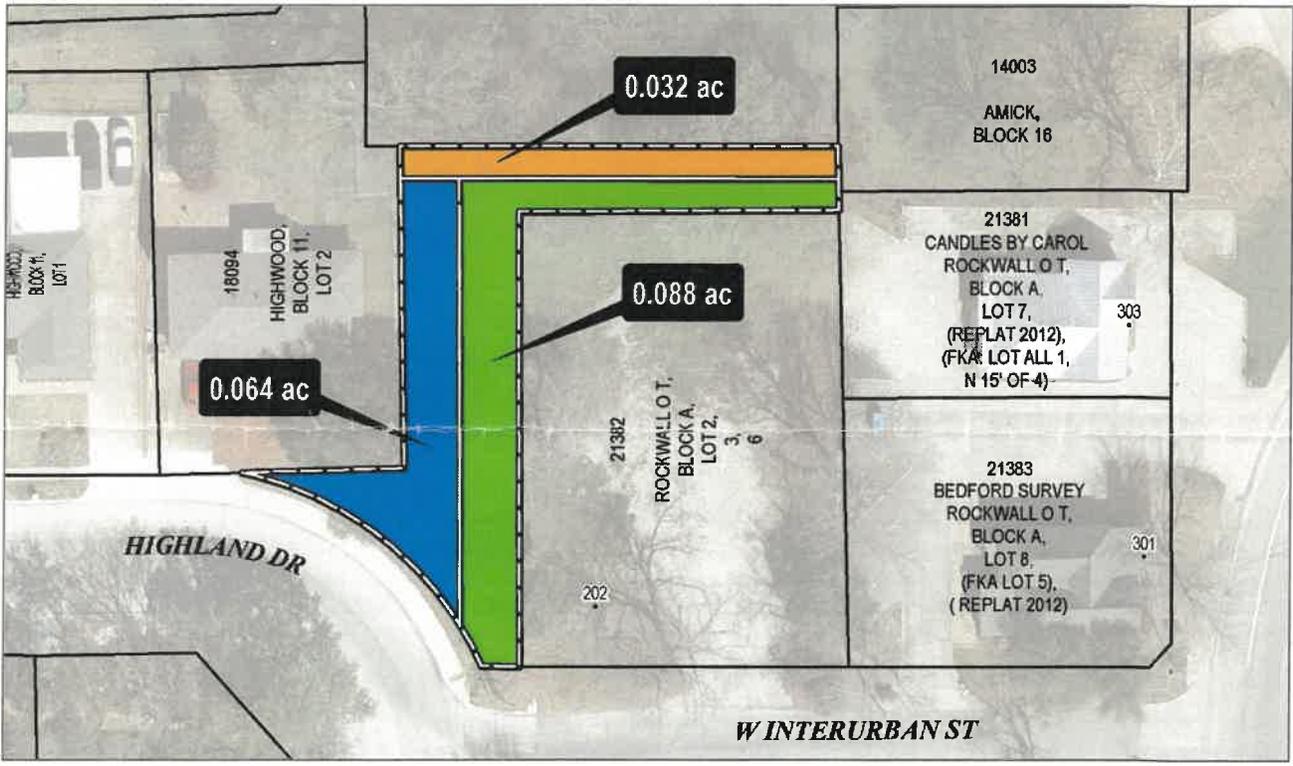
PROPERTY OWNER ADDRESS: 302 Highland Dr.  
Rockwall, TX.

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 2<sup>ND</sup> DAY OF SEPTEMBER, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

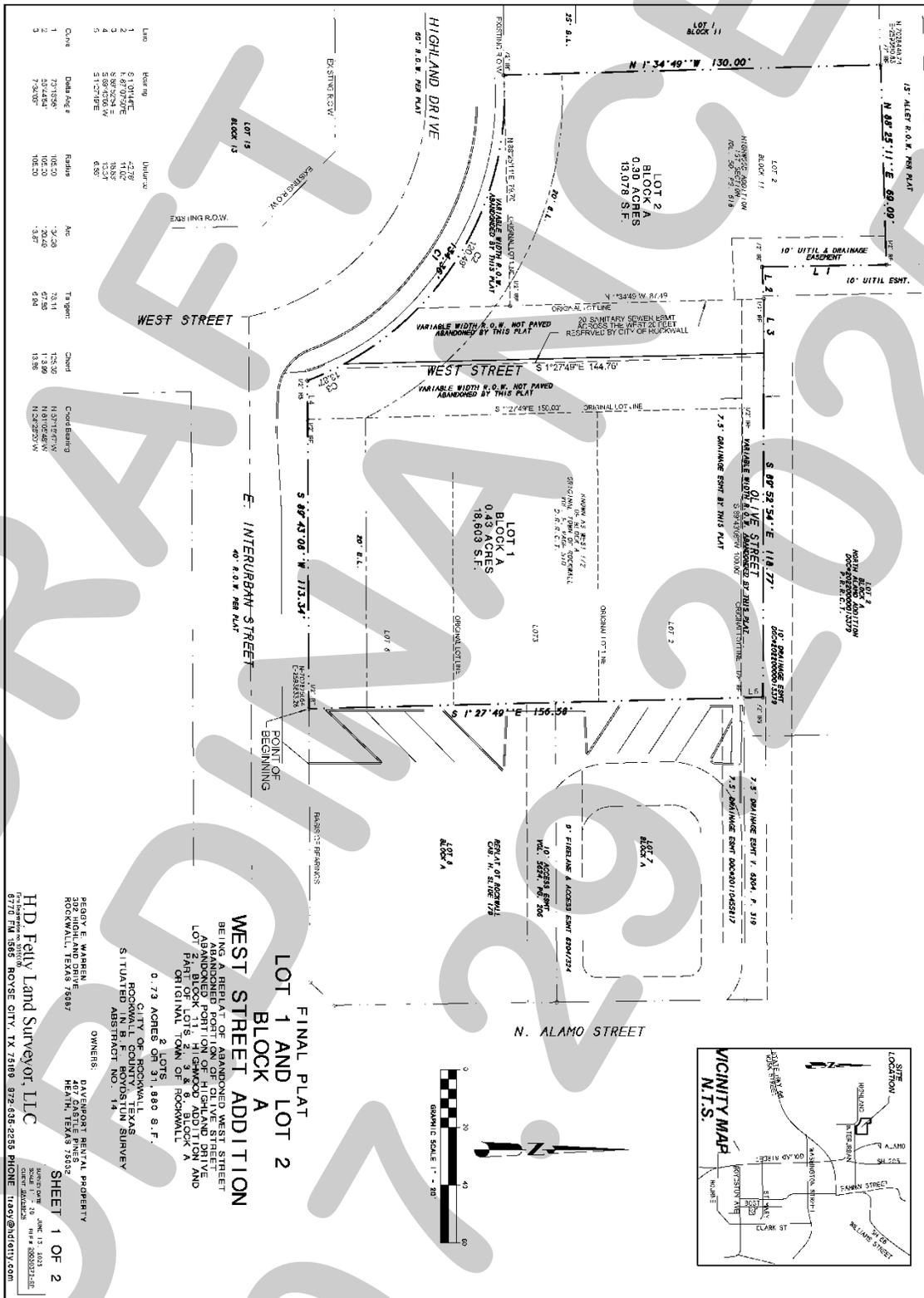
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: August 18, 2025

2<sup>nd</sup> Reading: September 2, 2025

DRAFT  
ORDINANCE  
07.29.2025

**Exhibit 'A'**  
**Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners**







# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### 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:** August 12, 2025

**APPLICANT:** Ryan Miller; *City of Rockwall*

**CASE NUMBER:** P2025-025; *Final Plat for Lots 1 & 2, Block A, West Street Addition*

### SUMMARY

Consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a *Final Plat* for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 W. Interurban Street, and take any action necessary.

### PLAT INFORMATION

- Purpose.** The City of Rockwall is requesting the approval of a *Final Plat* for a 0.73-acre tract of land (i.e. Lot 2, Block 11, Highwood Addition and portions of Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition) for the purpose of abandoning an unimproved public right-of-way that extends from Highland Drive and W. Interurban Street to behind the property at 202 W. Interurban Street and incorporating the abandoned area into the adjacent properties.
  
- Background.** On February 5, 2024, the City Council approved a motion directing staff to proceed with a *Right-of-Way Abandonment Program* that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with 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, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which 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 (1) or more of the abutting property owners who owns the underlying fee. The right-of-way running in between the property at 302 Highland Drive and 202 W. Interurban Street and extending along the northern boundary of 202 W. Interurban Street was originally established prior to September 27, 1861 based on the subdivision plat for the Rockwall Original Town Addition. Subsequent subdivision plats show the right-of-way being the

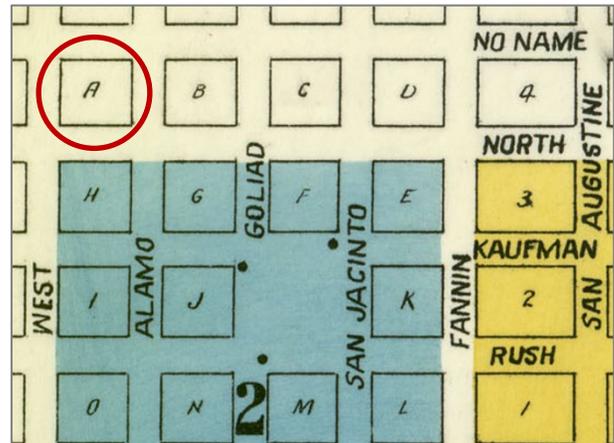


FIGURE 1. 1905 SANBORN MAPS SHOWING THE RIGHT-OF-WAY FOR BRENT STREET (SUBJECT PROPERTY IN RED)

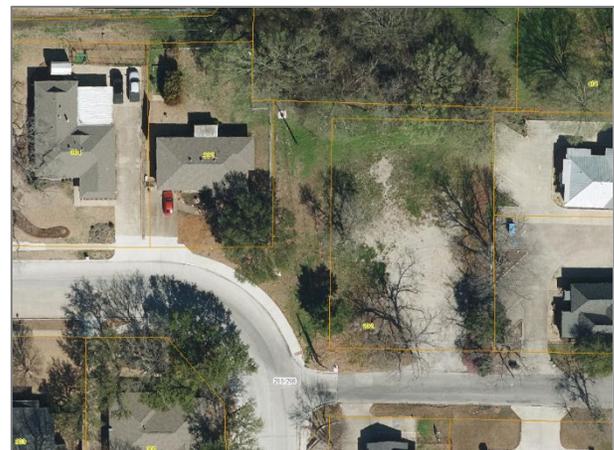


FIGURE 2. 2023 AERIAL IMAGE SHOWING THE UNIMPROVED RIGHT-OF-WAY

unimproved right-of-way for West Street and an unnamed road later identified as Olive Street (see Figure 1), and -- based on the current condition of the right-of-way -- it was never utilized as a public street or alleyway (see Figure 2). In accordance with the City Council's direction, staff began the process of abandoning this right-of-way on February 28, 2025 by sending the property owners a *Letter of Intent* (see the attached *Letters of Intent*). Once all property owners had signed their letters of intent, staff engaged with *H. D. Fetty Land Surveyors, LLC* to prepare a subdivision plat for the two (2) properties and the abandoned right-of-way.

- ☑ Public Hearing. In accordance with Subsection 272.001(b) of the Texas Local Government Code, the City Council will be required to hold a public hearing on August 18, 2025. In addition, staff advertised the public hearings in the Rockwall Herald Banner in the manner prescribed by Subsection 272.001(a).
- ☑ Conformance to the Subdivision Ordinance. The City's 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, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. 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 the Subdivision Ordinance in the Municipal Code of Ordinances.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1 & 2, Block A, West Street 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 Final Plat; and,
- (2) The Final Plat shall not be filed until after the second reading of the ordinance abandoning the right-of-way.
- (3) Any construction resulting from the approval of this Final Plat 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.



P2025-025: Final Plat for Lot 1 & 2, Block A, West Street Addition

SF-7

SF-10

HIGHLAND DR

DT

WINTERURBAN ST

WEST ST

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.





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 1/2" 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 1/2" 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 1/2" 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 1/2" 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  
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 2 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150980

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 of 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](mailto: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 of 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](mailto: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 of 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](mailto: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

304 18096

HIGHWOOD,  
BLOCK 11,  
LOT 4

18095

HIGHWOOD,  
BLOCK 11,  
LOT 3

14020

NORTH ALAMO ADDITION,  
BLOCK A,  
LOT 2,  
ACRES 1.2811

405

14003

AMICK,  
BLOCK 16

18093

HIGHWOOD,  
BLOCK 11,  
LOT 1

18094

HIGHWOOD,  
BLOCK 11,  
LOT 2

**0.184 ac**

21382

ROCKWALL O T,  
BLOCK A,  
LOT 2,  
3,  
6

21381

CANDLES BY CAROL  
ROCKWALL O T,  
BLOCK A,  
LOT 7,  
(REPLAT 2012),  
(FKA: LOT ALL 1,  
N 15' OF 4)

303

21383

BEDFORD SURVEY  
ROCKWALL O T,  
BLOCK A,  
LOT 8,  
(FKA LOT 5),  
(REPLAT 2012)

301

**HIGHLAND DR**

202

**W INTERURBAN ST**

HIGHWOOD,  
BLOCK 14,  
LOT 14

18151

HIGHWOOD,  
BLOCK 14,  
LOT 15

**WEST ST**

21403

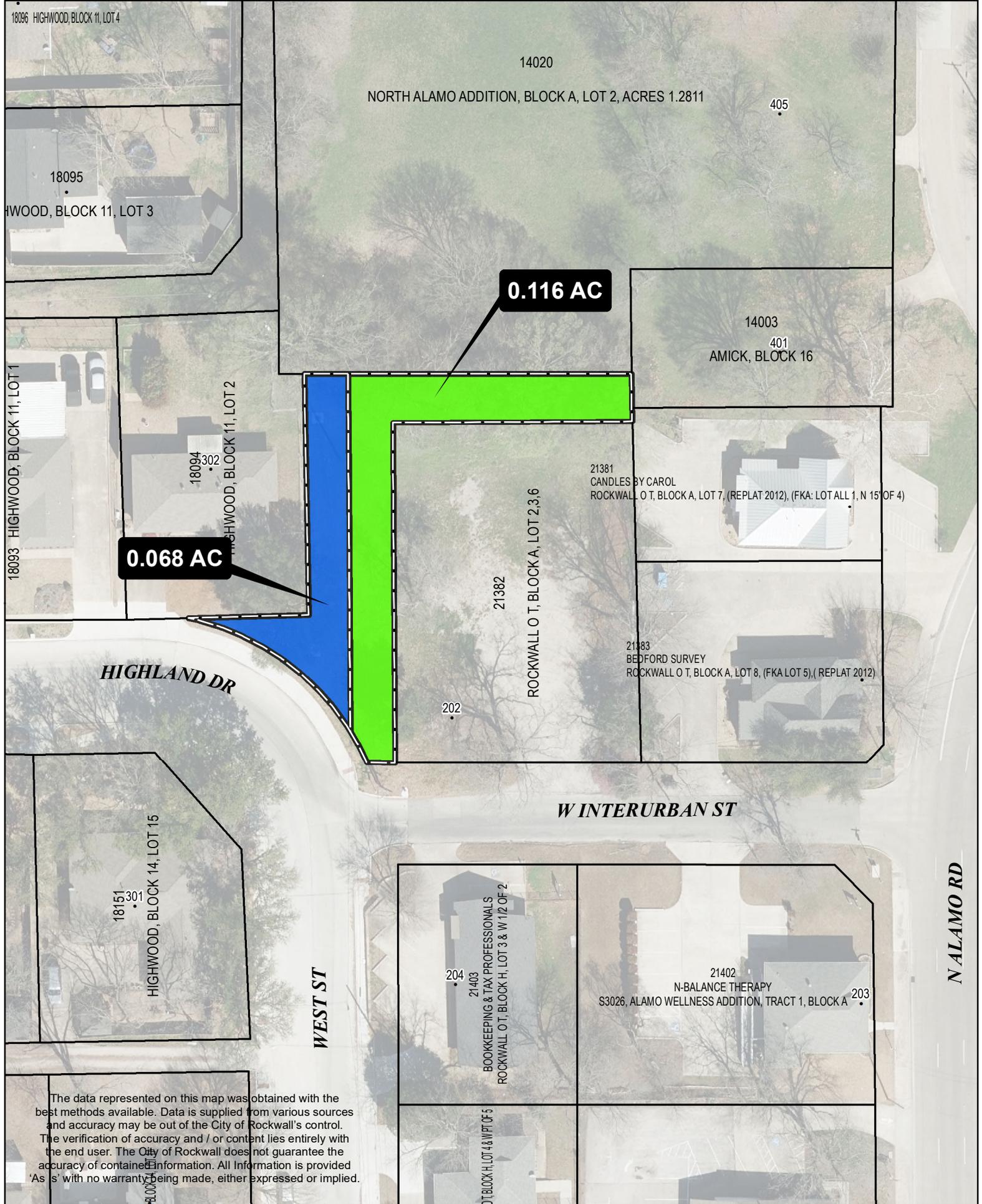
BOOKKEEPING & TAX PROFESSIONALS  
ROCKWALL O T,  
BLOCK H,  
LOT 3 & W 1/2 OF 2

21402

N-BALANCE THERAPY  
S3026,  
ALAMO WELLNESS ADDITION,  
TRACT 1,  
BLOCK A

203

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.



**0.116 AC**

**0.068 AC**

18096 HIGHWOOD, BLOCK 11, LOT 4

18095 HIGHWOOD, BLOCK 11, LOT 3

18093 HIGHWOOD, BLOCK 11, LOT 1

18094 HIGHWOOD, BLOCK 11, LOT 2

18151 HIGHWOOD, BLOCK 14, LOT 15

18093 HIGHWOOD, BLOCK 11, LOT 1

14020 NORTH ALAMO ADDITION, BLOCK A, LOT 2, ACRES 1.2811

14003 AMICK, BLOCK 16

21382 ROCKWALL O T, BLOCK A, LOT 2,3,6

21381 CANDLES BY CAROL ROCKWALL O T, BLOCK A, LOT 7, (REPLAT 2012), (FKA: LOT ALL 1, N 15' OF 4)

21383 BEDFORD SURVEY ROCKWALL O T, BLOCK A, LOT 8, (FKA LOT 5), (REPLAT 2012)

204 21403 BOOKKEEPING & TAX PROFESSIONALS ROCKWALL O T, BLOCK H, LOT 3 & W 1/2 OF 2

21402 N-BALANCE THERAPY S3026, ALAMO WELLNESS ADDITION, TRACT 1, BLOCK A

HIGHLAND DR

WEST ST

W INTERURBAN ST

N ALAMO RD

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0 50 Feet  
Date: 4/29/2025

**RIGHT OF WAY  
ABANDONMENT**

DATE: 3/16/25

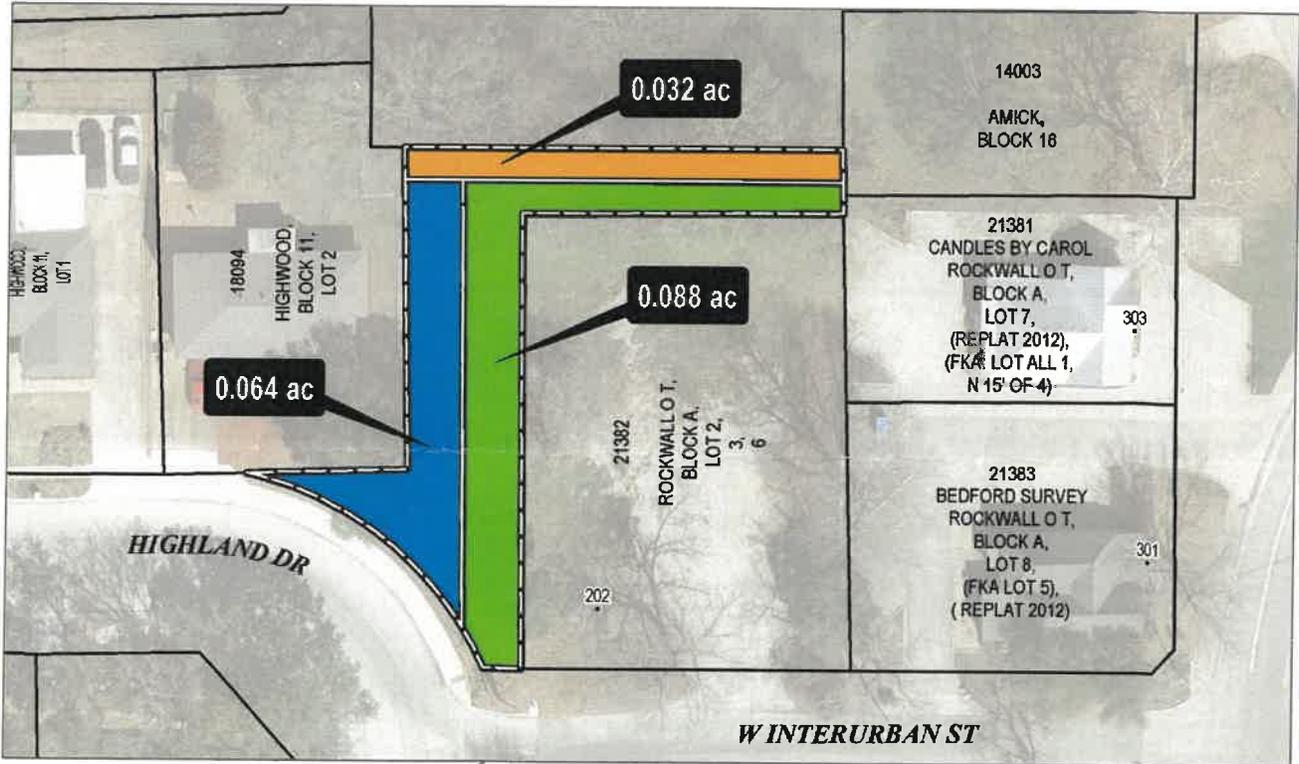
TO: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

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 2<sup>ND</sup> DAY OF SEPTEMBER, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

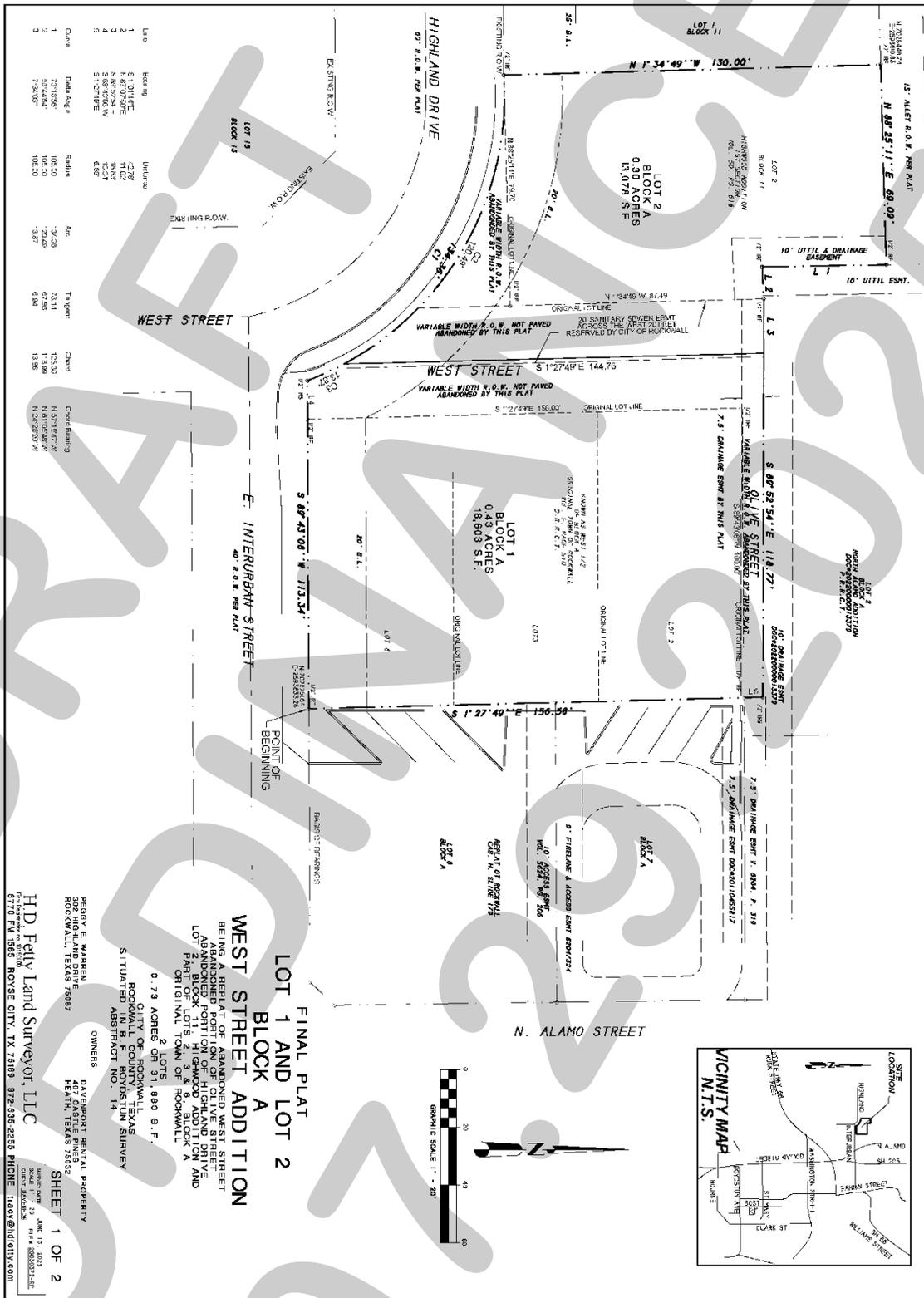
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: August 18, 2025

2<sup>nd</sup> Reading: September 2, 2025

DRAFT  
ORDINANCE  
07.29.2025

**Exhibit 'A'**  
**Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners**





## QUITCLAIM

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** \_\_\_\_\_, 2025

**Grantor:** **CITY OF ROCKWALL,**  
a Texas Municipal Corporation

**Grantor's Mailing Address:**

City of Rockwall  
385 S. Goliad Street  
Rockwall, Rockwall County, Texas 75087

**Grantee:** Natalie Davenport

**Grantee's Mailing Address:**

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

**Consideration:** Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

**Property (including any improvements):**

Being a **■-acre tract of land** situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **■-acre tract of land** being described as a portion of Lot 1, Block A, West Street Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition that was established by *Volume 1, Page 555* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

**CITY OF ROCKWALL,**  
a Texas municipal corporation

By: \_\_\_\_\_  
Tim McCallum, *Mayor*

**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF ROCKWALL

Before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING PLEASE RETURN TO:**

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

EXHIBIT "A"

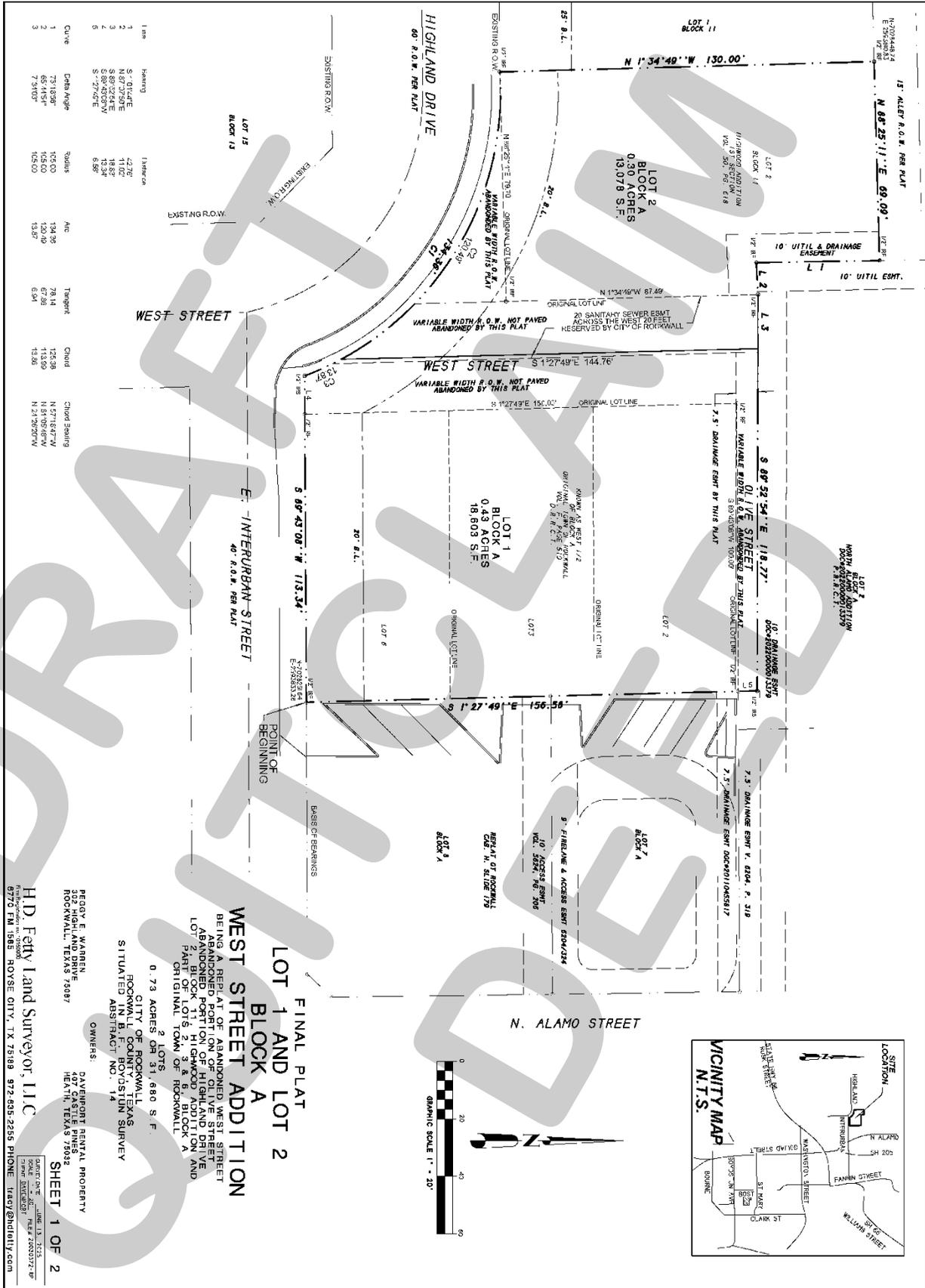


EXHIBIT "A"

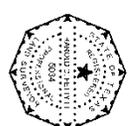
OWNERS CERTIFICATE

COUNTY OF ROCKWALL  
CITY OF ROCKWALL  
WARRANTY DEED FOR THE CITY OF ROCKWALL, TEXAS, COUNTY OF ROCKWALL, TEXAS, BEING THE OWNERS OF A TRACT OF LAND...

1. The City of Rockwall will not be responsible for any claims resulting from or occasioned by the release of information...  
2. The City of Rockwall will not be responsible for any claims resulting from or occasioned by the release of information...

OWNER'S CERTIFICATE  
I, the undersigned, being the owner of the above described property, do hereby certify that the same is as shown on the plat...

NOTICE: This plat has been filed by the City of Rockwall to inform the public of the location of the property...  
APPROVED  
I, the undersigned, being the owner of the above described property, do hereby certify that the same is as shown on the plat...



FINAL PLAT  
LOT 1 AND LOT 2  
BLOCK A  
WEST STREET ADDITION  
BEING A REPLAT OF ABANDONED WEST STREET  
ABANDONED PORTION OF OLIVE STREET  
AND A REPLAT OF THE WEST PORTION OF  
LOT 2, BLOCK 111, SHIMMOOD ADDITION AND  
PART OF LOTS 2, 3 & 6, BLOCK A  
ORIGINAL TOWN OF ROCKWALL  
0.73 ACRES OR 31,680 S. F.  
CITY OF ROCKWALL  
ROCKWALL, TEXAS  
SITUA TED  
ABSTRACT NO. 14

REGG E. WARREN  
402 HIGHLAND DRIVE  
ROCKWALL, TEXAS 75087  
HD, Feity Land Surveyor, LLC  
6107 W. Highway 185, Suite 105  
ROYSE CITY, TX 75789 972-636-2266 PHONE ita@hdfeity.com  
OWNER'S  
DAVENPORT RENTAL PROPERTY  
407 CASTLE PINES  
HEATH, TEXAS 75845  
SHEET 2 OF 2  
DATE: 11/13/2024  
TIME: 10:48:28 AM

## QUITCLAIM

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** \_\_\_\_\_, 2025

**Grantor:** **CITY OF ROCKWALL,**  
a Texas Municipal Corporation

**Grantor's Mailing Address:**

City of Rockwall  
385 S. Goliad Street  
Rockwall, Rockwall County, Texas 75087

**Grantee:** Peggy E. Warren

**Grantee's Mailing Address:**

302 Highland Drive  
Rockwall, Texas 75087

**Consideration:** Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

**Property (including any improvements):**

Being a **½-acre tract of land** situated in the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **½-acre tract of land** being described as a portion of Lot 2, Block A, West Street Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 2, Block 11, Highwood Addition, 1<sup>st</sup> Section Addition that was established by *Instrument No. 19550099900031* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

**CITY OF ROCKWALL,**  
a Texas municipal corporation

By: \_\_\_\_\_  
Tim McCallum, *Mayor*

**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF ROCKWALL

Before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING PLEASE RETURN TO:**

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



EXHIBIT "A"

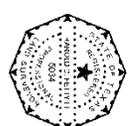
OWNERS CERTIFICATE

COUNTY OF ROCKWALL  
CITY OF ROCKWALL  
WARRANTY DEED FOR THE CITY OF ROCKWALL, TEXAS, COUNTY OF ROCKWALL, TEXAS, BEING THE OWNERS OF A TRACT OF LAND...

1. The City of Rockwall will not be responsible for any claims resulting from or occasioned by the release of information...  
2. The City of Rockwall will not be responsible for any claims resulting from or occasioned by the release of information...

OWNER'S CERTIFICATE  
I, the undersigned, being the owner of the above described property, do hereby certify that the same is as described in the foregoing plat...

NOTICE: This plat has been filed by the City of Rockwall to inform the public of the location of the property...  
APPROVED  
I, the undersigned, being the owner of the above described property, do hereby certify that the same is as described in the foregoing plat...



FINAL PLAT  
LOT 1 AND LOT 2  
BLOCK A  
WEST STREET ADDITION  
BEING A REPLAT OF ABANDONED WEST STREET  
ABANDONED PORTION OF OLIVE STREET  
AND A REPLAT OF THE WEST PORTION OF  
LOT 2, BLOCK 111, SHIMMOOD ADDITION AND  
PART OF LOTS 2, 3 & 6, BLOCK A  
ORIGINAL TOWN OF ROCKWALL  
0.73 ACRES OR 31,680 S.F.  
CITY OF ROCKWALL  
ROCKWALL, TEXAS  
SITUA TED  
ABSTRACT NO. 14

REGG E. WARREN  
402 HIGHLAND DRIVE  
ROCKWALL, TEXAS 75087  
HD, Feity Land Surveyor, LLC  
6107 W. Highway 185, Suite 105  
ROYSE CITY, TX 75789 972-636-2266 PHONE ita@hdfeity.com  
OWNER'S  
DAVENPORT RENTAL PROPERTY  
407 CASTLE PINES  
HEATH, TEXAS 75845  
SHEET 2 OF 2  
DATE: 11/13/2024  
TIME: 10:48 AM  
BY: REGG E. WARREN



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Planning and Zoning Commission

**DATE:** August 18, 2025

**APPLICANT:** Ryan Miller; *City of Rockwall*

**CASE NUMBER:** P2025-025; *Final Plat for Lots 1 & 2, Block A, West Street Addition*

### SUMMARY

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an ordinance abandoning public right-of-way and a Final Plat for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 W. Interurban Street, and take any action necessary.

### PLAT INFORMATION

- Purpose. The City of Rockwall is requesting the approval of a Final Plat for a 0.73-acre tract of land (i.e. Lot 2, Block 11, Highwood Addition and portions of Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition) for the purpose of abandoning an unimproved public right-of-way that extends from Highland Drive and W. Interurban Street to behind the property at 202 W. Interurban Street and incorporating the abandoned area into the adjacent properties.
- Background. On February 5, 2024, the City Council approved a motion directing staff to proceed with a Right-of-Way Abandonment Program that would abandon certain unimproved rights-of-way in the City of Rockwall, deeding these lands to the adjacent property owners at no cost. The basis of this decision was in accordance with 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, which grants a home-rule municipality the power to vacate, abandon, or close a street or alleyway; and, in accordance with Subsection 272.001(b) of the Texas Local Government Code, which 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 (1) or more of the abutting property owners who owns the underlying fee. The right-of-way running in between the property at 302 Highland Drive and 202 W. Interurban Street and extending along the northern boundary of 202 W. Interurban Street was originally established prior to September 27, 1861 based on the subdivision plat for the Rockwall Original Town Addition. Subsequent subdivision plats show the right-of-way being the unimproved right-of-way for West

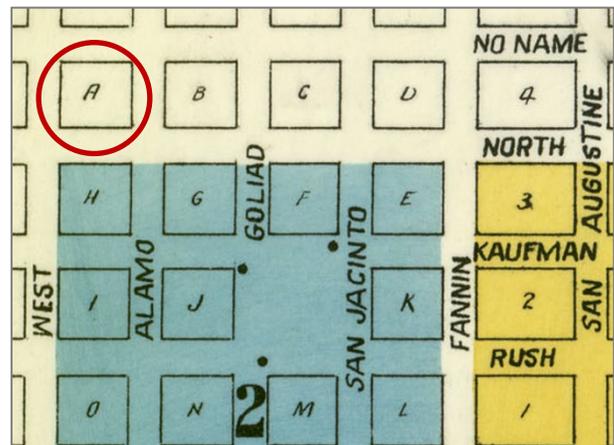


FIGURE 1. 1905 SANBORN MAPS SHOWING THE RIGHT-OF-WAY FOR BRENT STREET (SUBJECT PROPERTY IN RED)

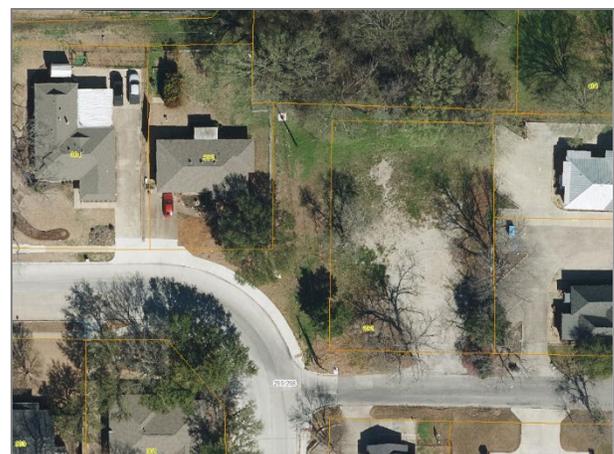


FIGURE 2. 2023 AERIAL IMAGE SHOWING THE UNIMPROVED RIGHT-OF-WAY

Street and an unnamed road later identified as Olive Street (see Figure 1), and -- based on the current condition of the right-of-way -- it was never utilized as a public street or alleyway (see Figure 2). In accordance with the City Council's direction, staff began the process of abandoning this right-of-way on February 28, 2025 by sending the property owners a Letter of Intent (see the attached Letters of Intent). Once all property owners had signed their letters of intent, staff engaged with H. D. Fetty Land Surveyors, LLC to prepare a subdivision plat for the two (2) properties and the abandoned right-of-way.

- ☑ Public Hearing. In accordance with Subsection 272.001(b) of the Texas Local Government Code, the City Council will be required to hold a public hearing on August 18, 2025. In addition, staff advertised the public hearings in the Rockwall Herald Banner in the manner prescribed by Subsection 272.001(a).
- ☑ Conformance to the Subdivision Ordinance. The City's 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, submittal requirements, and the execution of the attached ordinance and quitclaim deeds. 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 the Subdivision Ordinance in the Municipal Code of Ordinances.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Final Plat for Lots 1 & 2, Block A, West Street 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 Final Plat; and,
- (2) The Final Plat shall not be filed until after the second reading of the ordinance abandoning the right-of-way.
- (3) Any construction resulting from the approval of this Final Plat 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 August 12, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with Commissioner Conway absent.



P2025-025: Final Plat for Lot 1 & 2, Block A, West Street Addition

SF-7

SF-10

HIGHLAND DR

DT

WINTERURBAN ST

WEST ST

Case Location Map =

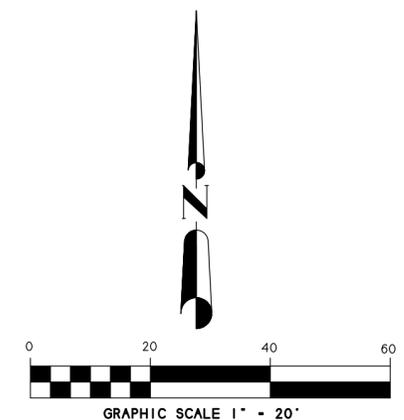
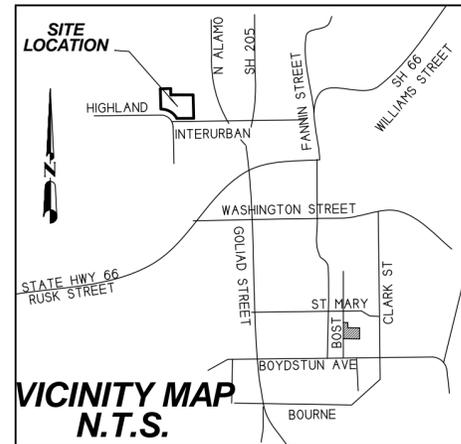
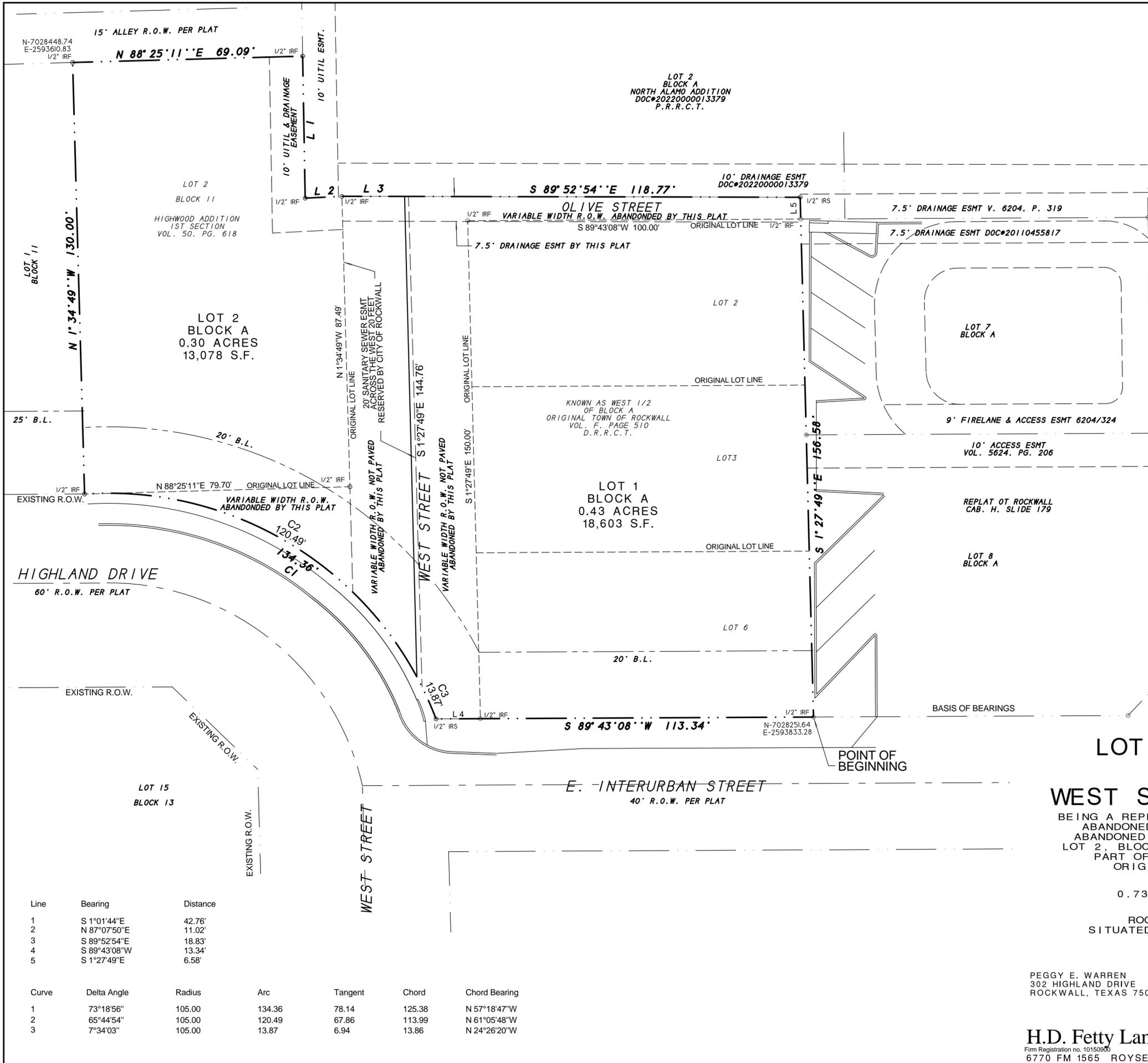


# City of Rockwall

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.





**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 1/2" 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 1/2" 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 1/2" 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 1/2" 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  
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 2 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-



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 of 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](mailto: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 of 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](mailto: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 of 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](mailto: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

304 18096

HIGHWOOD,  
BLOCK 11,  
LOT 4

18095

HIGHWOOD,  
BLOCK 11,  
LOT 3

14020

NORTH ALAMO ADDITION,  
BLOCK A,  
LOT 2,  
ACRES 1.2811

405

14003

AMICK,  
BLOCK 16

18093

HIGHWOOD,  
BLOCK 11,  
LOT 1

18094

HIGHWOOD,  
BLOCK 11,  
LOT 2

**0.184 ac**

21382

ROCKWALL O T,  
BLOCK A,  
LOT 2,  
3,  
6

21381

CANDLES BY CAROL  
ROCKWALL O T,  
BLOCK A,  
LOT 7,  
(REPLAT 2012),  
(FKA: LOT ALL 1,  
N 15' OF 4)

303

21383

BEDFORD SURVEY  
ROCKWALL O T,  
BLOCK A,  
LOT 8,  
(FKA LOT 5),  
(REPLAT 2012)

301

**HIGHLAND DR**

202

**W INTERURBAN ST**

HIGHWOOD,  
BLOCK 14,  
LOT 14

18151

HIGHWOOD,  
BLOCK 14,  
LOT 15

**WEST ST**

21403

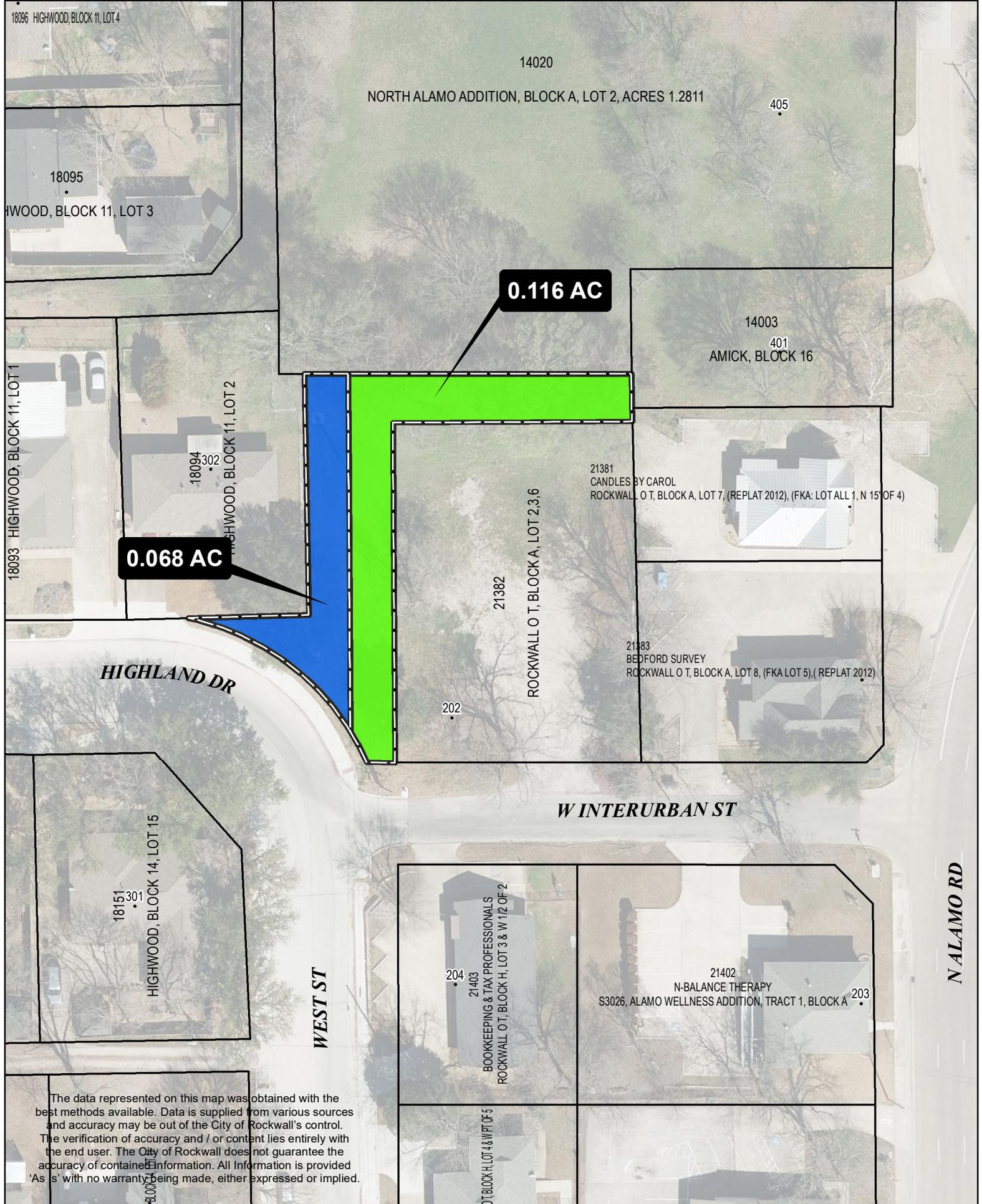
BOOKKEEPING & TAX PROFESSIONALS  
ROCKWALL O T,  
BLOCK H,  
LOT 3 & W 1/2 OF 2

21402

N-BALANCE THERAPY  
S3026,  
ALAMO WELLNESS ADDITION,  
TRACT 1,  
BLOCK A

203

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.



**0.116 AC**

**0.068 AC**

18096 HIGHWOOD, BLOCK 11, LOT 4

18095 HIGHWOOD, BLOCK 11, LOT 3

18093 HIGHWOOD, BLOCK 11, LOT 1  
18094 HIGHWOOD, BLOCK 11, LOT 2

14020 NORTH ALAMO ADDITION, BLOCK A, LOT 2, ACRES 1.2811

14003 AMICK, BLOCK 16

21381 CANDLES BY CAROL ROCKWALL O T, BLOCK A, LOT 7, (REPLAT 2012), (FKA: LOT ALL 1, N 15' OF 4)

21383 BEDFORD SURVEY ROCKWALL O T, BLOCK A, LOT 8, (FKA LOT 5), (REPLAT 2012)

204 21403 BOOKKEEPING & TAX PROFESSIONALS ROCKWALL O T, BLOCK H, LOT 3 & W 1/2 OF 2

21402 N-BALANCE THERAPY S3026, ALAMO WELLNESS ADDITION, TRACT 1, BLOCK A

18151 HIGHWOOD, BLOCK 14, LOT 15

18152 HIGHWOOD, BLOCK 14, LOT 16

HIGHLAND DR

WEST ST

W INTERURBAN ST

N ALAMO RD

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.



0 50 Feet  
Date: 4/29/2025

**RIGHT OF WAY  
ABANDONMENT**

DATE: 3/16/25

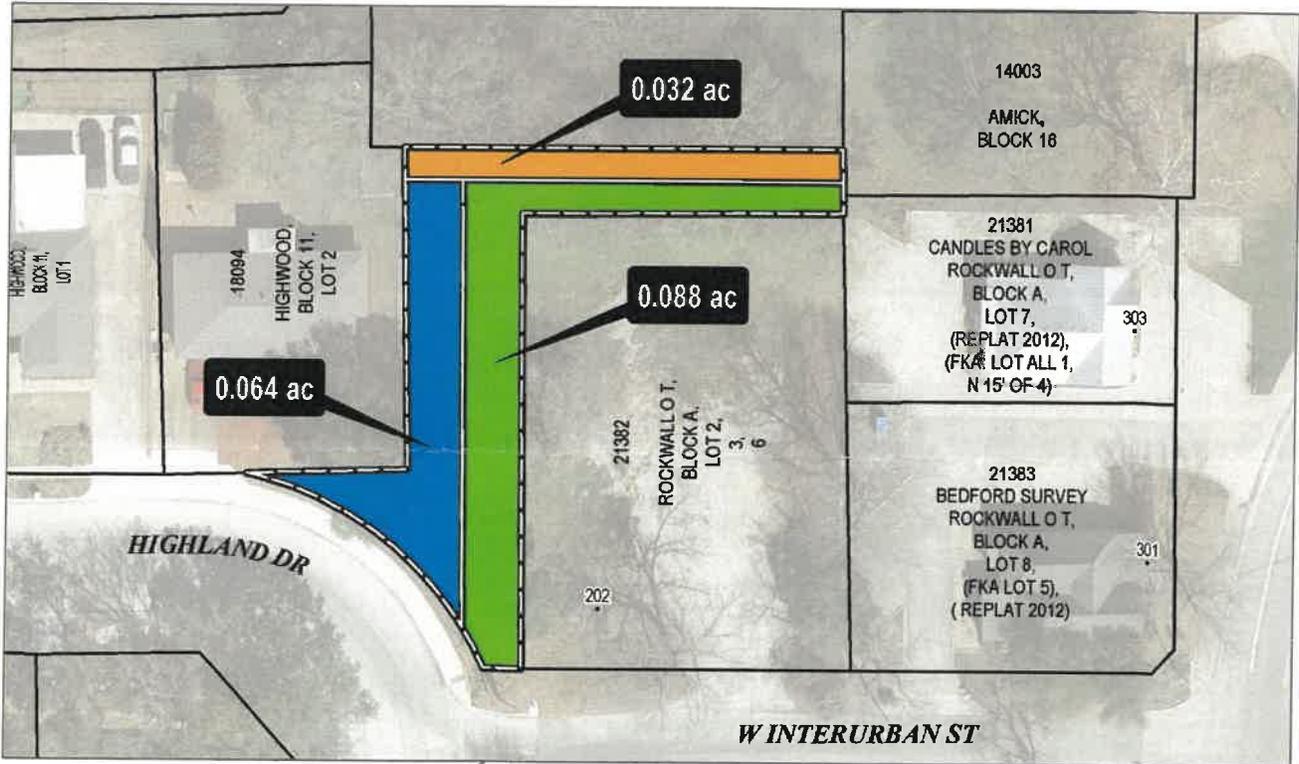
TO: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

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:

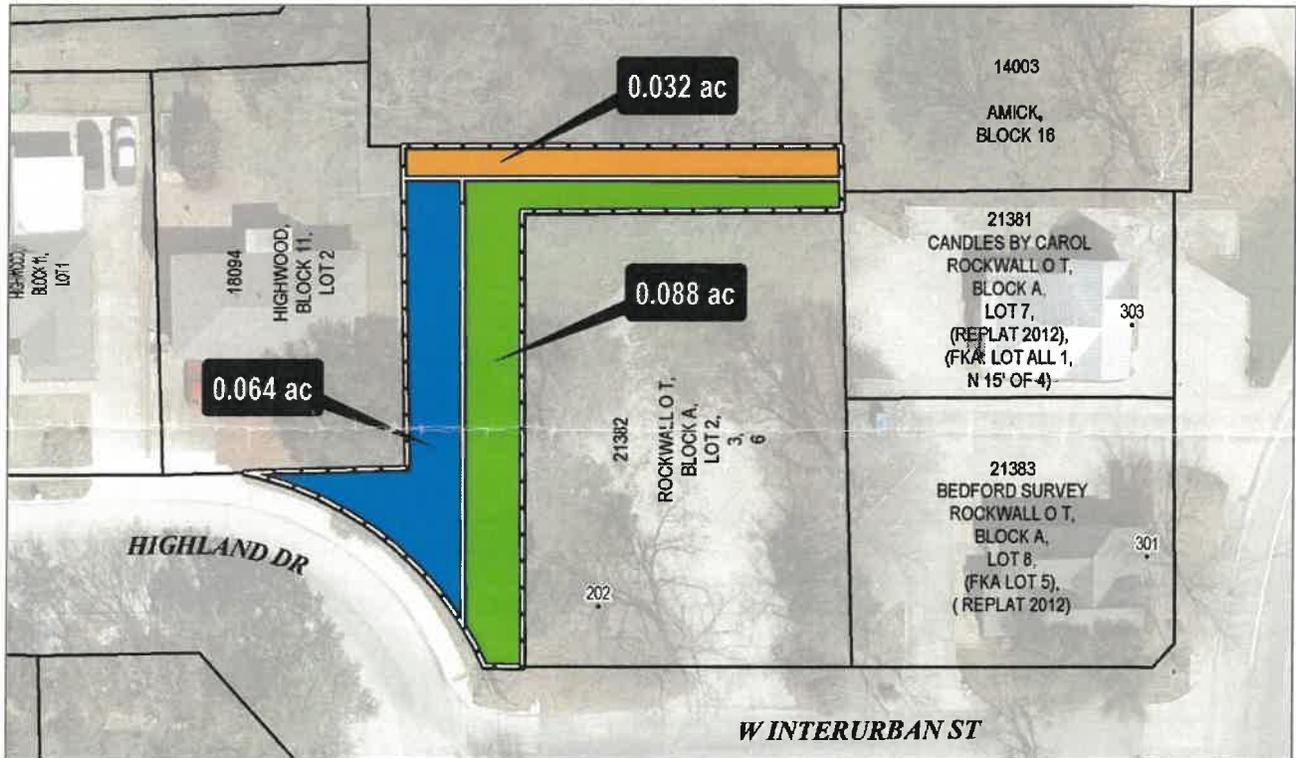
75087

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 2<sup>ND</sup> DAY OF SEPTEMBER, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

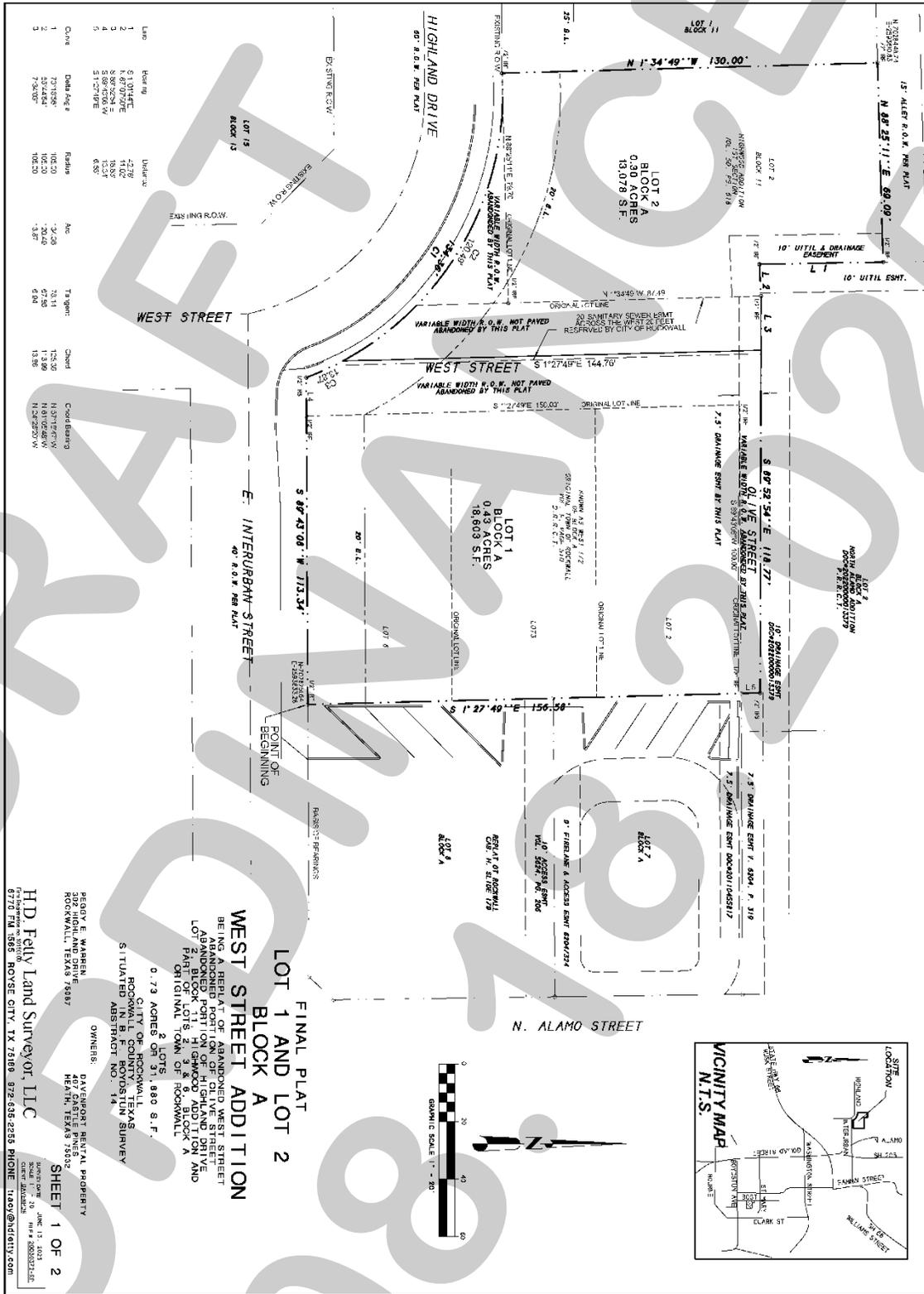
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: August 18, 2025

2<sup>nd</sup> Reading: September 2, 2025

DRAFT  
ORDINANCE  
08.18.2025

**Exhibit 'A'**  
**Abandonment and Conveyance of Right-of-Way**  
**to the Adjacent and Abutting Property**  
**Owners**





## QUITCLAIM

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** \_\_\_\_\_, 2025

**Grantor:** **CITY OF ROCKWALL,**  
a Texas Municipal Corporation

**Grantor's Mailing Address:**

City of Rockwall  
385 S. Goliad Street  
Rockwall, Rockwall County, Texas 75087

**Grantee:** Natalie Davenport

**Grantee's Mailing Address:**

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

**Consideration:** Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

**Property (including any improvements):**

Being a **■-acre tract of land** situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **■-acre tract of land** being described as a portion of Lot 1, Block A, West Street Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition that was established by *Volume 1, Page 555* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

**CITY OF ROCKWALL,**  
a Texas municipal corporation

By: \_\_\_\_\_  
Tim McCallum, *Mayor*

**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF ROCKWALL

Before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING PLEASE RETURN TO:**

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

EXHIBIT "A"

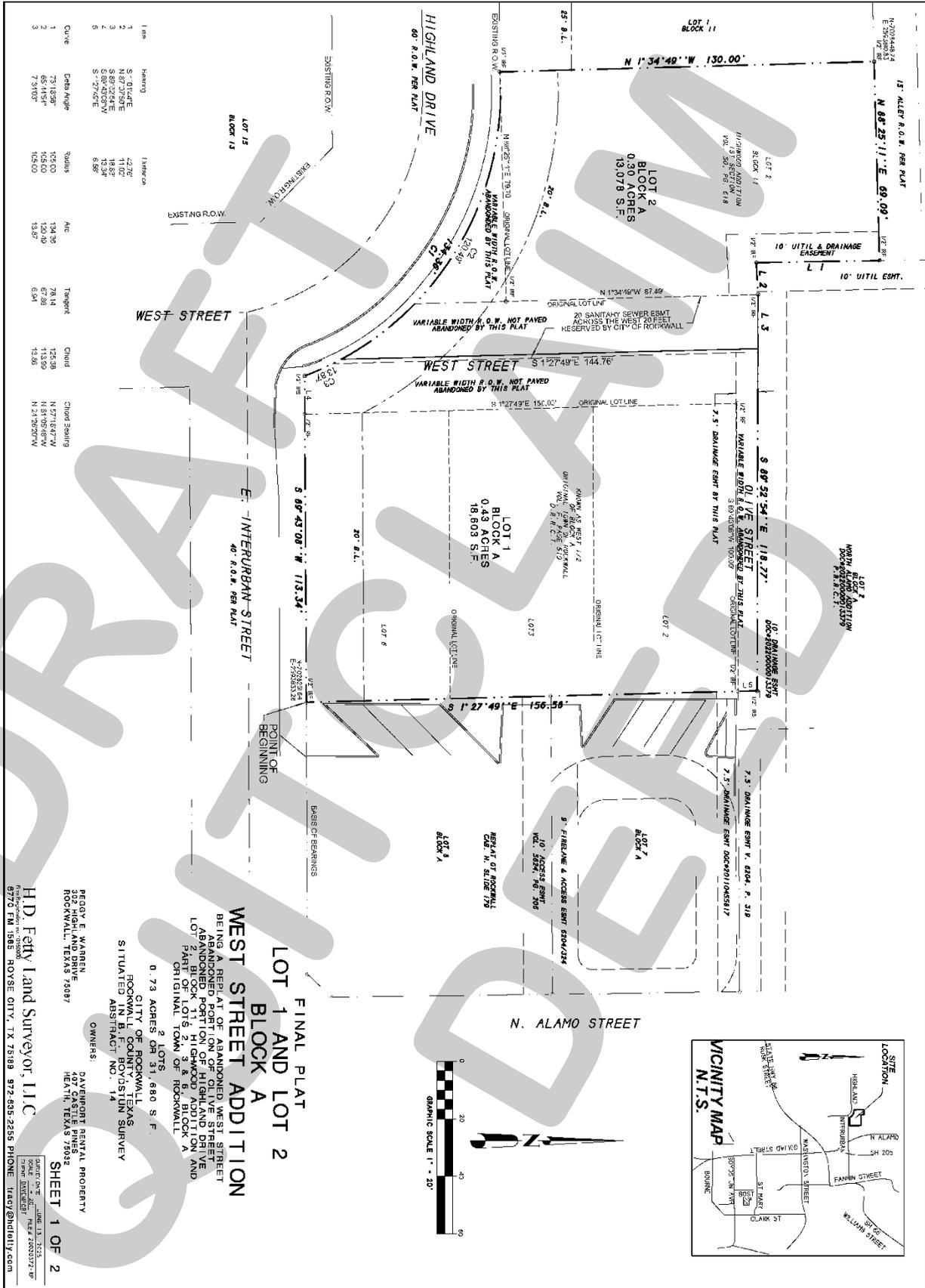


EXHIBIT "A"

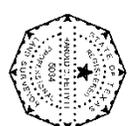
OWNERS CERTIFICATE

COUNTY OF ROCKWALL  
CITY OF ROCKWALL  
WARRANTY DEED FOR THE CITY OF ROCKWALL, TEXAS, COUNTY OF ROCKWALL, TEXAS, BEING THE OWNERS OF A TRACT OF LAND...

1. The City of Rockwall will not be responsible for any claims resulting from or occasioned by the release of information...  
2. The City of Rockwall will not be responsible for any claims resulting from or occasioned by the release of information...

OWNER'S CERTIFICATE  
I, the undersigned, being the owner of the above described property, do hereby certify that the same is as described in the foregoing plat...

NOTICE: This plat has been filed by the City of Rockwall to inform the public of the location of the property...  
APPROVED  
I, the undersigned, being the owner of the above described property, do hereby certify that the same is as described in the foregoing plat...



FINAL PLAT  
LOT 1 AND LOT 2  
BLOCK A  
WEST STREET ADDITION  
BEING A REPLAT OF ABANDONED WEST STREET  
ABANDONED PORTION OF OLIVE STREET  
AND A REPLAT OF THE WEST PORTION OF  
LOT 2, BLOCK 111, SHIMMOOD ADDITION AND  
PART OF LOTS 2, 3 & 6, BLOCK A  
ORIGINAL TOWN OF ROCKWALL  
0.73 ACRES OR 31,680 S. F.  
CITY OF ROCKWALL  
ROCKWALL, TEXAS  
SITUATED  
ABSTRACT NO. 14

REGG E. WARREN  
402 HIGHLAND DRIVE  
ROCKWALL, TEXAS 75087  
HD, Feity Land Surveyor, LLC  
6107 W. Highway 185, Suite 105  
ROYSE CITY, TX 75789 972-636-2266 PHONE ita@hdfeity.com  
OWNER'S  
DAVENPORT RENTAL PROPERTY  
407 CASTLE PINES  
HEATH, TEXAS 75845  
SHEET 2 OF 2  
DATE: 11/13/2024  
TIME: 10:48:28 AM  
DRAWN BY: REGG E. WARREN  
CHECKED BY: REGG E. WARREN

## QUITCLAIM

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** \_\_\_\_\_, 2025

**Grantor:** **CITY OF ROCKWALL,**  
a Texas Municipal Corporation

**Grantor's Mailing Address:**

City of Rockwall  
385 S. Goliad Street  
Rockwall, Rockwall County, Texas 75087

**Grantee:** Peggy E. Warren

**Grantee's Mailing Address:**

302 Highland Drive  
Rockwall, Texas 75087

**Consideration:** Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

**Property (including any improvements):**

Being a **½-acre tract of land** situated in the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; said **½-acre tract of land** being described as a portion of Lot 2, Block A, West Street Addition as depicted in *Exhibit 'A'* of this document, which is adding to Lot 2, Block 11, Highwood Addition, 1<sup>st</sup> Section Addition that was established by *Instrument No. 19550099900031* of the Real Property Records of Rockwall County, Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

**CITY OF ROCKWALL,**  
a Texas municipal corporation

By: \_\_\_\_\_  
Tim McCallum, *Mayor*

**ACKNOWLEDGMENT**

STATE OF TEXAS

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§  
§

COUNTY OF ROCKWALL

Before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 personally appeared, Mayor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Rockwall, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING PLEASE RETURN TO:**

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



