



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

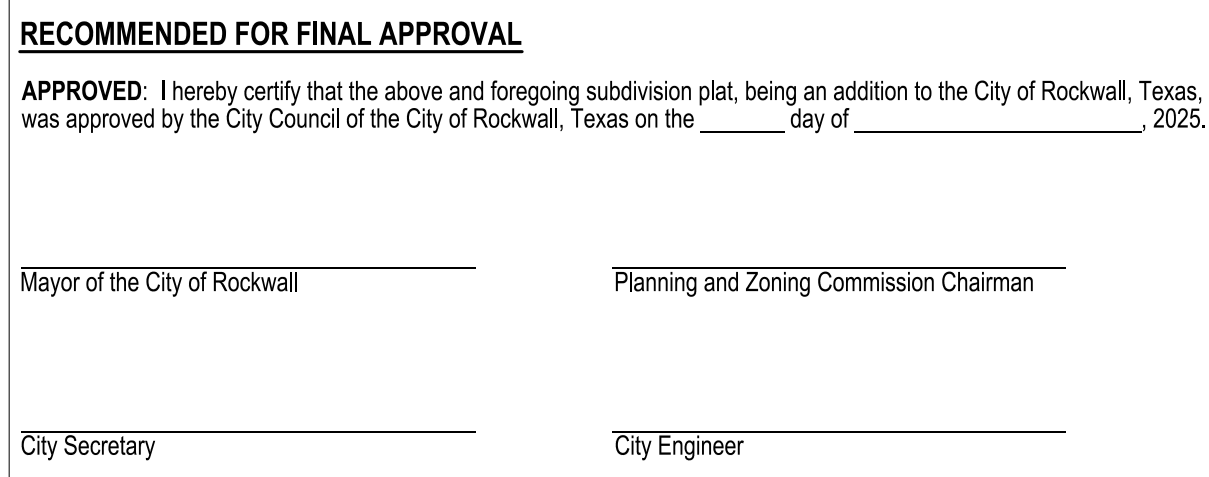
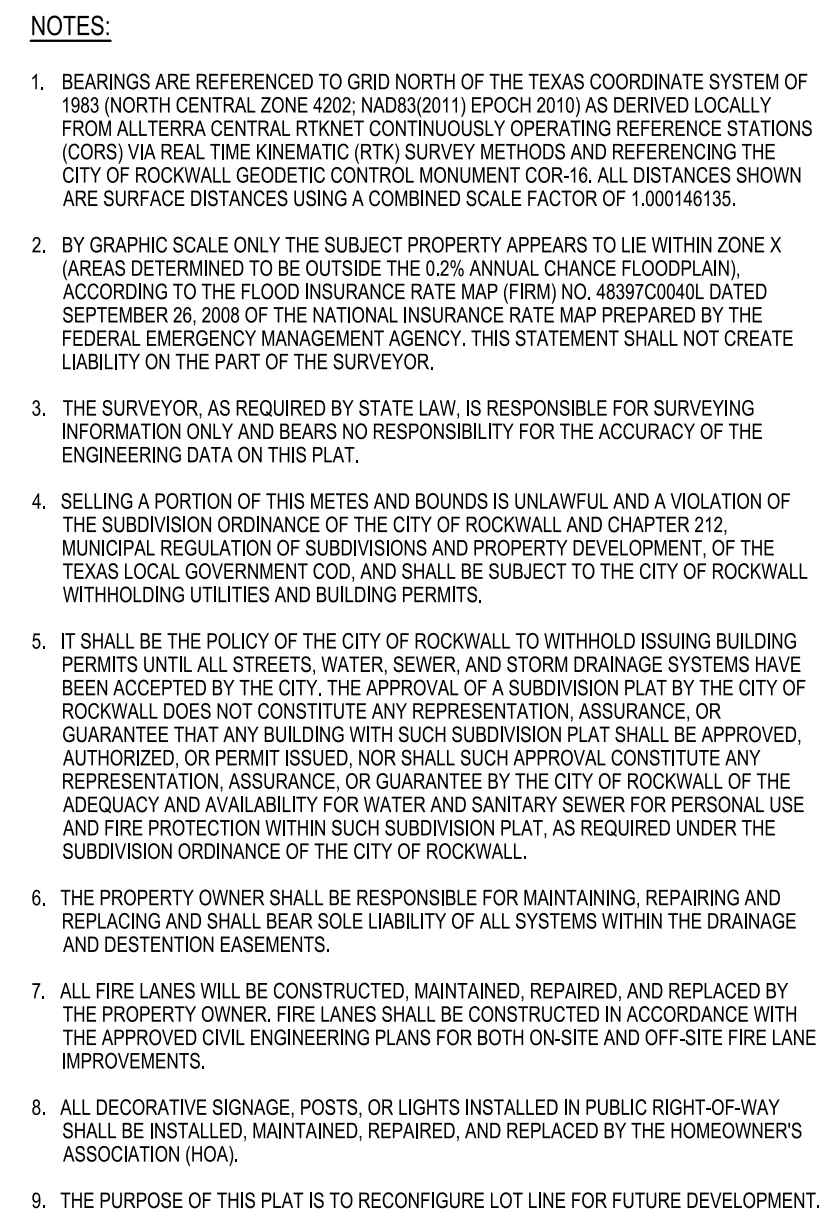
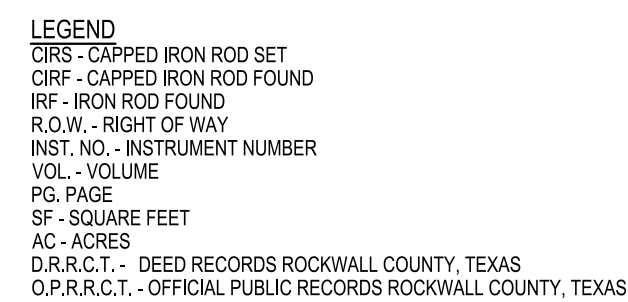
PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1 & 2, BLOCK V, LOTS 1 & 2,
BLOCK W, ALL OF HOUSTON STREET AND ROSE STREET, ORIGINAL TOWN OF ROCKWALL
AND ALL OF A TRACT OF LAND TO JUSTINO TOVAR AND ADELINA TOVAR, ALL OF A TRACT OF LAND TO JOSE G.
TOVAR AND WIFE, FELIPA TOVAR, ALL OF A TRACT OF LAND TO DIVINE PEACE EVANGELICAL LUTHERAN CHURCH,
ALL OF A TRACT OF LAND TO SKY ASSET HOLDINGS, LLC, AND ALL OF A TRACT OF LAND TO JAY ODOM
CONTAINING A TOTAL OF 1.956 ACRES OR 85,215 SQUARE FEET

Project No.: RWL 25375
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'
SHEET 1 of 2

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



CASE NO. XXXXX-XXX



February 28, 2025

TO: Gunnar Ledermann
Divine Peace Evangelical Lutheran Church
305 S. Fannin Street
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 in between E. Washington Street and Denison Street

Mr. Ledermann,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street, which is directly adjacent to your property at 201, 203, and 305 S. Fannin Street. 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 in between E. Washington Street and Denison 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 in between E. Washington Street and Denison Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Jay Odom
601 N. Fannin Street
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 Houston Street

Mr. Odom,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. 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 Houston 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 along Houston 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: Jose and Felipa Tovar
1269 S. Munson Road
Royse City, Texas 75189

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 in between E. Washington Street and Denison Street and along Houston Street

Mr. and Ms. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 301 Dennison Street. 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 in between E. Washington Street and Denison Street and along Houston 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 in between E. Washington Street and Denison Street and along Houston 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: Justino Tovar
303 Denison Street
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 Houston Street

Mr. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. 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.

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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: Sky 306 E. Washington Series, LLC
106 E. Rusk Street, Suite 200
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 in between E. Washington Street and Denison Street and along Houston Street

To Whom it May Concern,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 306 E. Washington Street. 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 in between E. Washington Street and Denison Street and along Houston 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 in between E. Washington Street and Denison Street and along Houston 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.

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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



E WASHINGTON ST

HOUSTON ST

S FANNIN ST

0.244 ac

(ROSE ST ROW)

(HOUSTON ST ROW)

DENISON ST

201
21479
BODY AND SOUL
ROCKWALL O T, BLOCK T, LOT 1,2

21480
DIVINE PEACH LUTHERAN CHURCH
ROCKWALL O T, BLOCK T, LOT 3,4, ACRES 0.23

21484
DIVINE PEACH LUTHERAN CHURCH
ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344

21481
SALON 306
ROCKWALL O T, BLOCK U, LOT WPT OF 1,2,3,4, ACRES .230

21482
ROCKWALL PRINTING CO.
ROCKWALL OT, BLOCK U, LOT E PT 1,2,3,4

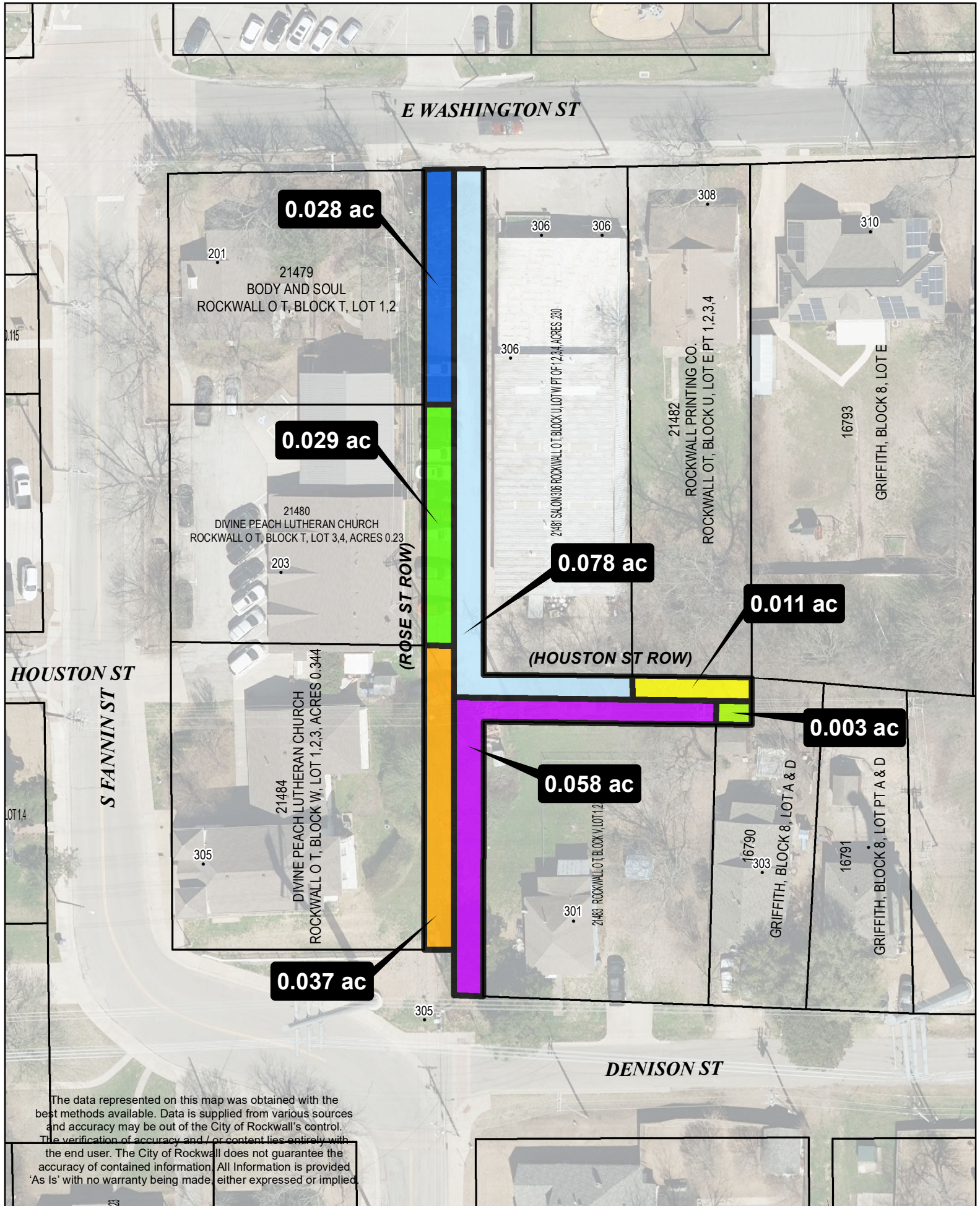
16793
GRIFFITH, BLOCK 8, LOT E

21483
ROCKWALL O T, BLOCK V, LOT 1,2,3

16790
GRIFFITH, BLOCK 8, LOT A & D

16791
GRIFFITH, BLOCK 8, LOT PT A & D

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



DATE: 4/2/2025

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): LONNY MOLAN

PROPERTY OWNER ADDRESS: 400 MOSSY OAK DR.
JOSEPHINE, TX 75189

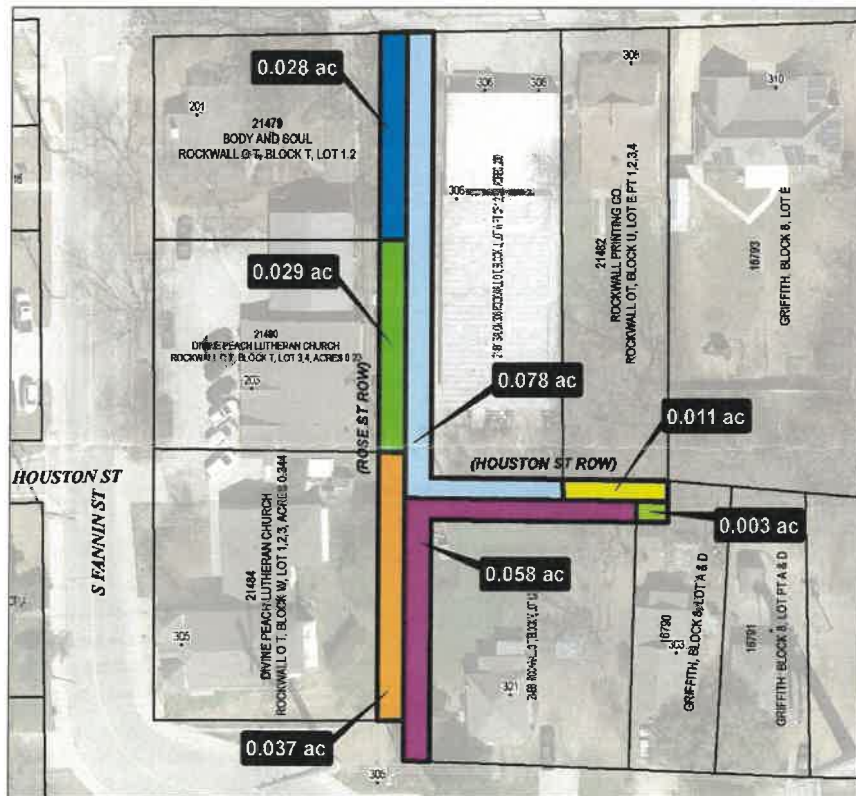
PROPERTY ADDRESS: 305 S. FANNIN ST.

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: *Lonny Molan*

PROPERTY OWNER'S SIGNATURE: _____

DATE: 4/10/2025

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): Jay Odom, Alison Odom

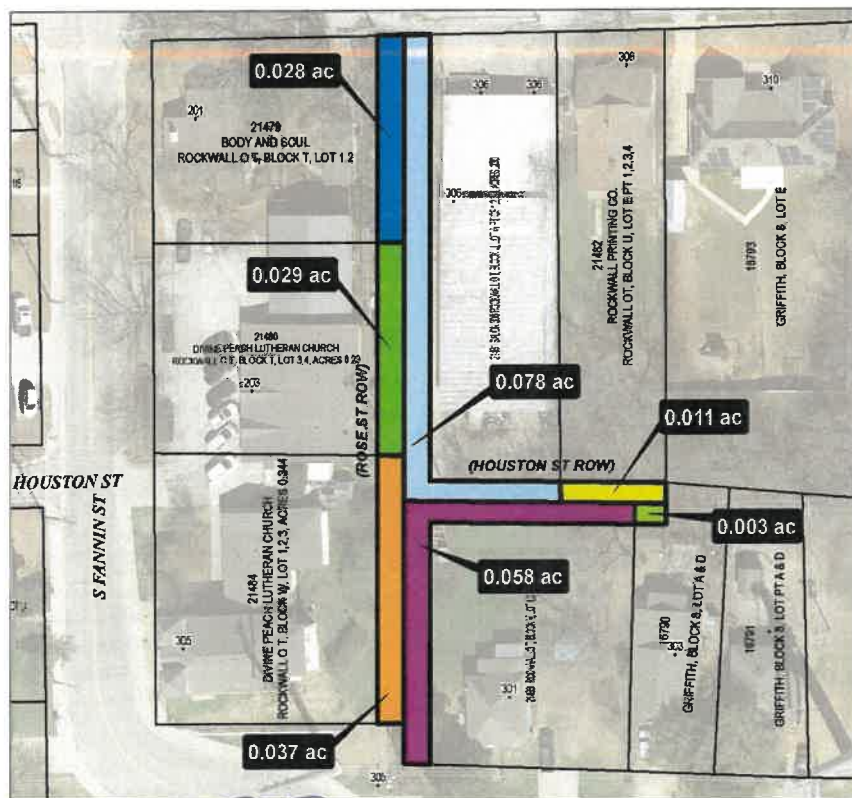
PROPERTY OWNER ADDRESS: 601 N. Fannin St

PROPERTY ADDRESS: 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: Jay Odom

PROPERTY OWNER'S SIGNATURE: Alison Odom

DATE:

3/20/05

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):

PROPERTY OWNER ADDRESS:

Jose and Felipa Torar
301 Denison
Rockwall, TX 75087

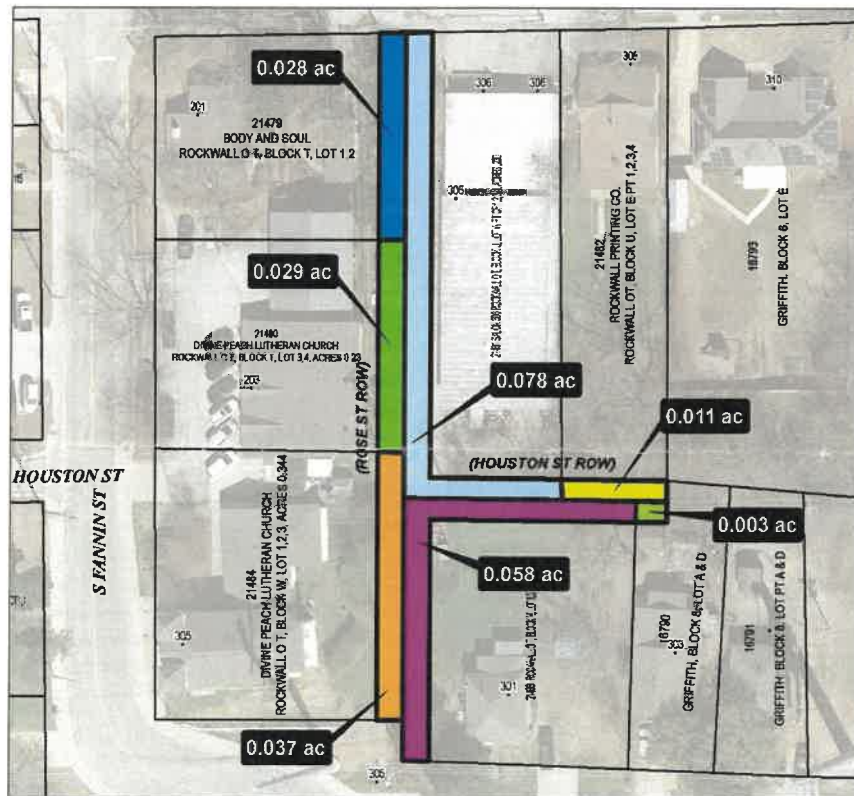
PROPERTY ADDRESS:

Rockwall, Texas 75087

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

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



PROPERTY OWNER'S SIGNATURE:

Jose L Torar

PROPERTY OWNER'S SIGNATURE:

Felipa Torar

DATE:

4-9-2025

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):

Justino & Adelina Tovar

PROPERTY OWNER ADDRESS:

303 Denison Street
Rockwall TX 75087

PROPERTY ADDRESS:

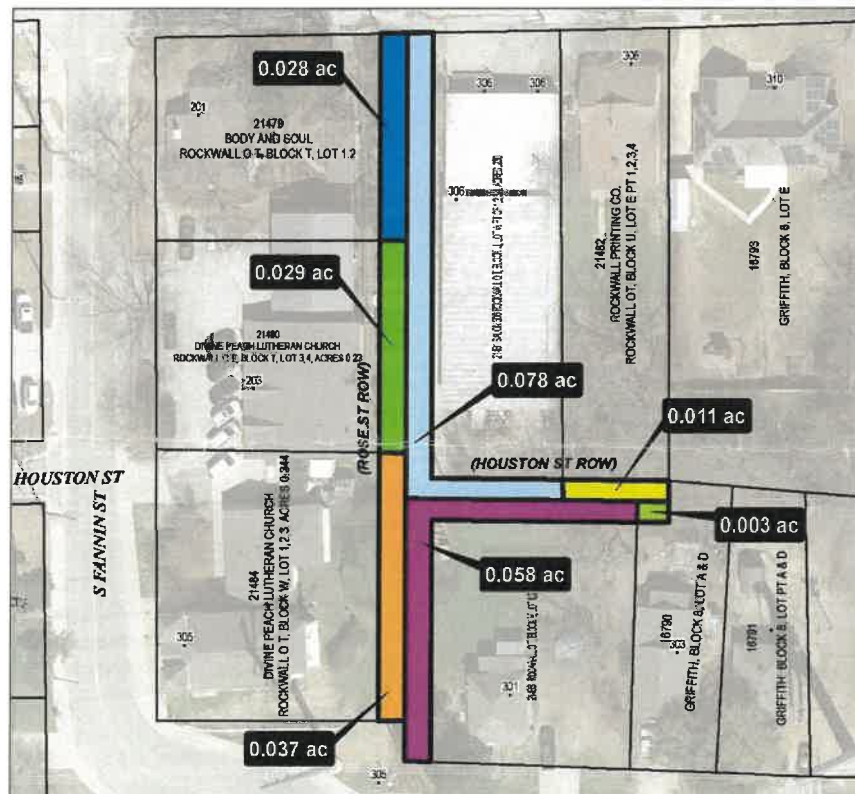
303 Denison Street

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:

Justino Tovar

PROPERTY OWNER'S SIGNATURE:

Adelina Tovar

DATE:

4/11/2025

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):

Michael Swierdinsky

PROPERTY OWNER ADDRESS:

106 E. Rusk St, Suite 200
Rockwall, TX 75087

PROPERTY ADDRESS:

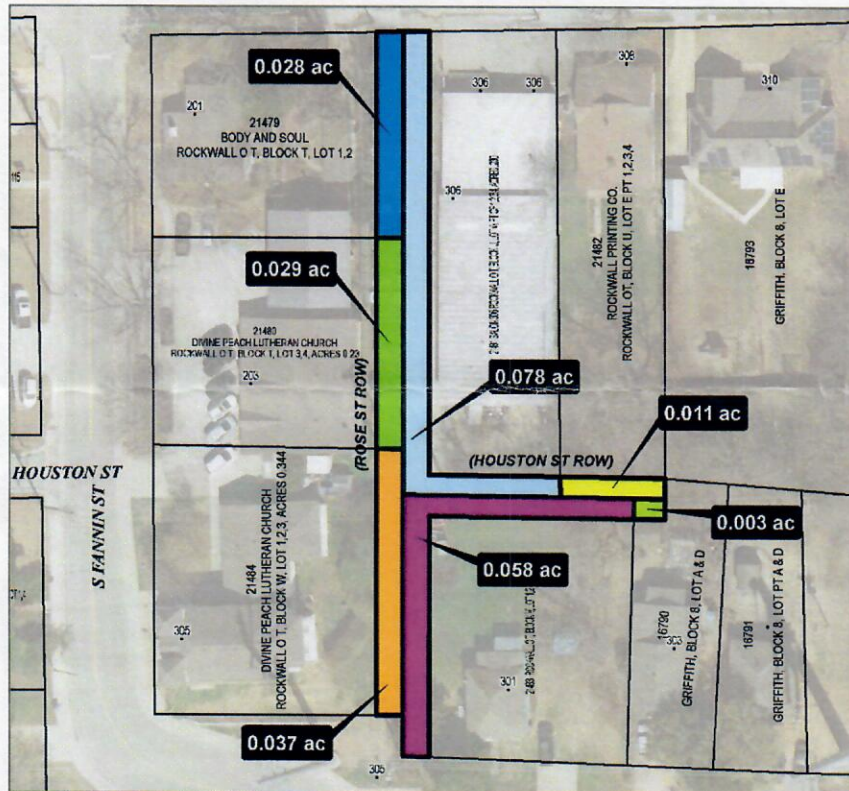
306 E. Washington

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: _____

PROPERTY OWNER'S SIGNATURE: _____

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 November 3, 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 17TH DAY OF NOVEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 3, 2025

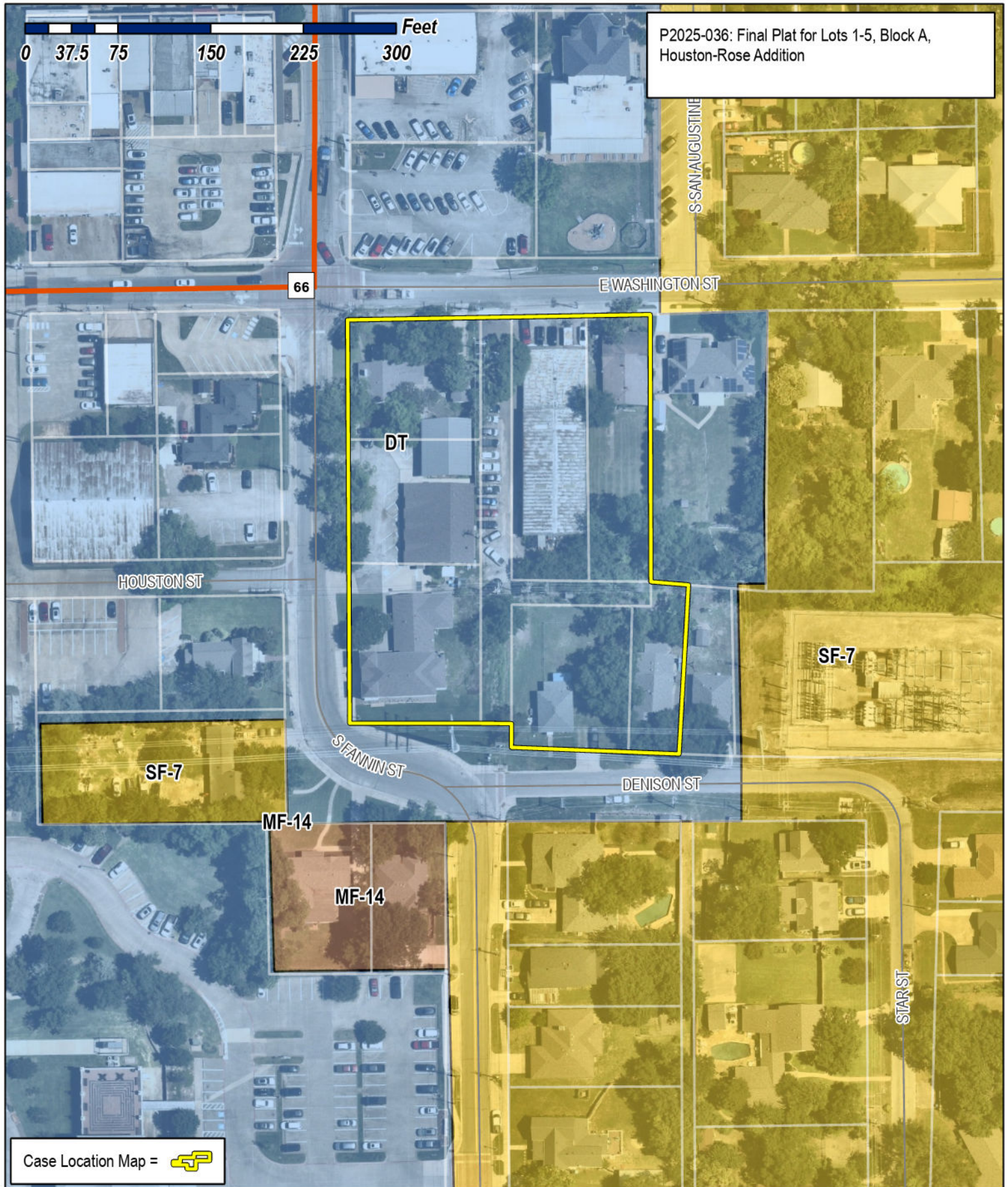
2nd Reading: November 17, 2025

DRAFT
ORDINANCE

City of Rockwall, Texas

Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners

[illegible]

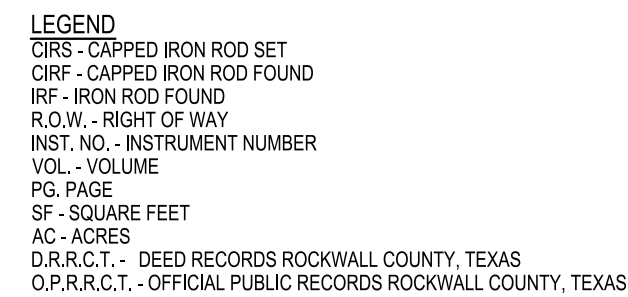


City of Rockwall

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
LOTS 1, 2, 3, 4, & 5 BLOCK A
HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1 & 2, BLOCK V, LOTS 1 & 2, BLOCK W, ALL OF HOUSTON STREET AND ROSE STREET, ORIGINAL TOWN OF ROCKWALL AND ALL OF A TRACT OF LAND TO JUSTINO TOVAR AND ADELINA TOVAR, ALL OF A TRACT OF LAND TO JOSE G. TOVAR AND WIFE, FELIPA TOVAR, ALL OF A TRACT OF LAND TO DIVINE PEACE EVANGELICAL LUTHERAN CHURCH, ALL OF A TRACT OF LAND TO SKY ASSET HOLDINGS, LLC, AND ALL OF A TRACT OF LAND TO JAY ODOM CONTAINING A TOTAL OF 1,956 ACRES OR 85,215 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

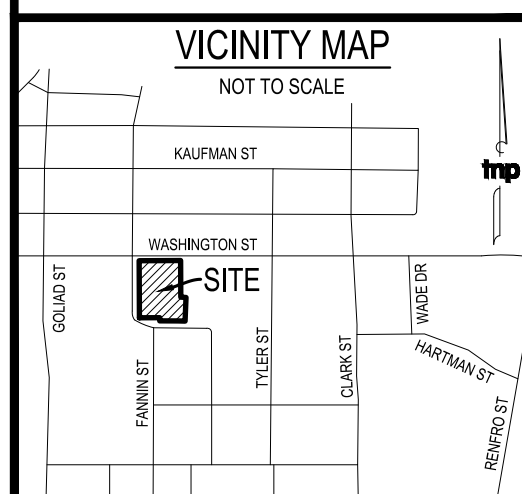
Project No.: RWL 25375
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'
SHEET 1 of 2

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



CASE NO. XXXXX-XXX



RECOMMENDED FOR FINAL APPROVAL

APPROVED: I hereby certify that the above and foregoing 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 of _____, 2025.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

OWNER LOT 1
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 3
DIVINE PEACE EVANGELICAL
LUTHERAN CHURCH
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4
 SKY ASSET HOLDINGS, LLC
 205 S Clark St
 Rockwall, Texas 75087

OWNER LOT 5
GARY B. HUMPHREY AND
MARILYN HUMPHREY
205 S Clark St
Rockwall, Texas 75087



February 28, 2025

TO: Gunnar Ledermann
Divine Peace Evangelical Lutheran Church
305 S. Fannin Street
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 in between E. Washington Street and Denison Street

Mr. Ledermann,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street, which is directly adjacent to your property at 201, 203, and 305 S. Fannin Street. 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 in between E. Washington Street and Denison 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 in between E. Washington Street and Denison Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Jay Odom
601 N. Fannin Street
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 Houston Street

Mr. Odom,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. 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 Houston 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 along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Jose and Felipa Tovar
1269 S. Munson Road
Royse City, Texas 75189

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 in between E. Washington Street and Denison Street and along Houston Street

Mr. and Ms. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 301 Dennison Street. 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 in between E. Washington Street and Denison Street and along Houston 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 in between E. Washington Street and Denison Street and along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Justino Tovar
303 Denison Street
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 Houston Street

Mr. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. 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 Houston 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 along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Sky 306 E. Washington Series, LLC
106 E. Rusk Street, Suite 200
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 in between E. Washington Street and Denison Street and along Houston Street

To Whom it May Concern,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 306 E. Washington Street. 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 in between E. Washington Street and Denison Street and along Houston 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 in between E. Washington Street and Denison Street and along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



E WASHINGTON ST

HOUSTON ST

S FANNIN ST

DENISON ST

0.244 ac

(HOUSTON ST ROW)

(ROSE ST ROW)

201

21479
BODY AND SOUL
ROCKWALL O T, BLOCK T, LOT 1,2

21480

DIVINE PEACH LUTHERAN CHURCH
ROCKWALL O T, BLOCK T, LOT 3,4, ACRES 0.23

203

21484
DIVINE PEACH LUTHERAN CHURCH
ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344

305

306

306

21481
SALON 306

ROCKWALL O T, BLOCK U, LOT WPT OF 1,2,3,4, ACRES .230

306

308

21482

ROCKWALL PRINTING CO.

ROCKWALL OT, BLOCK U, LOT E PT 1,2,3,4

310

16793

GRIFFITH, BLOCK 8, LOT E

301

21483

ROCKWALL O T, BLOCK V, LOT 1,2,3

16790

303

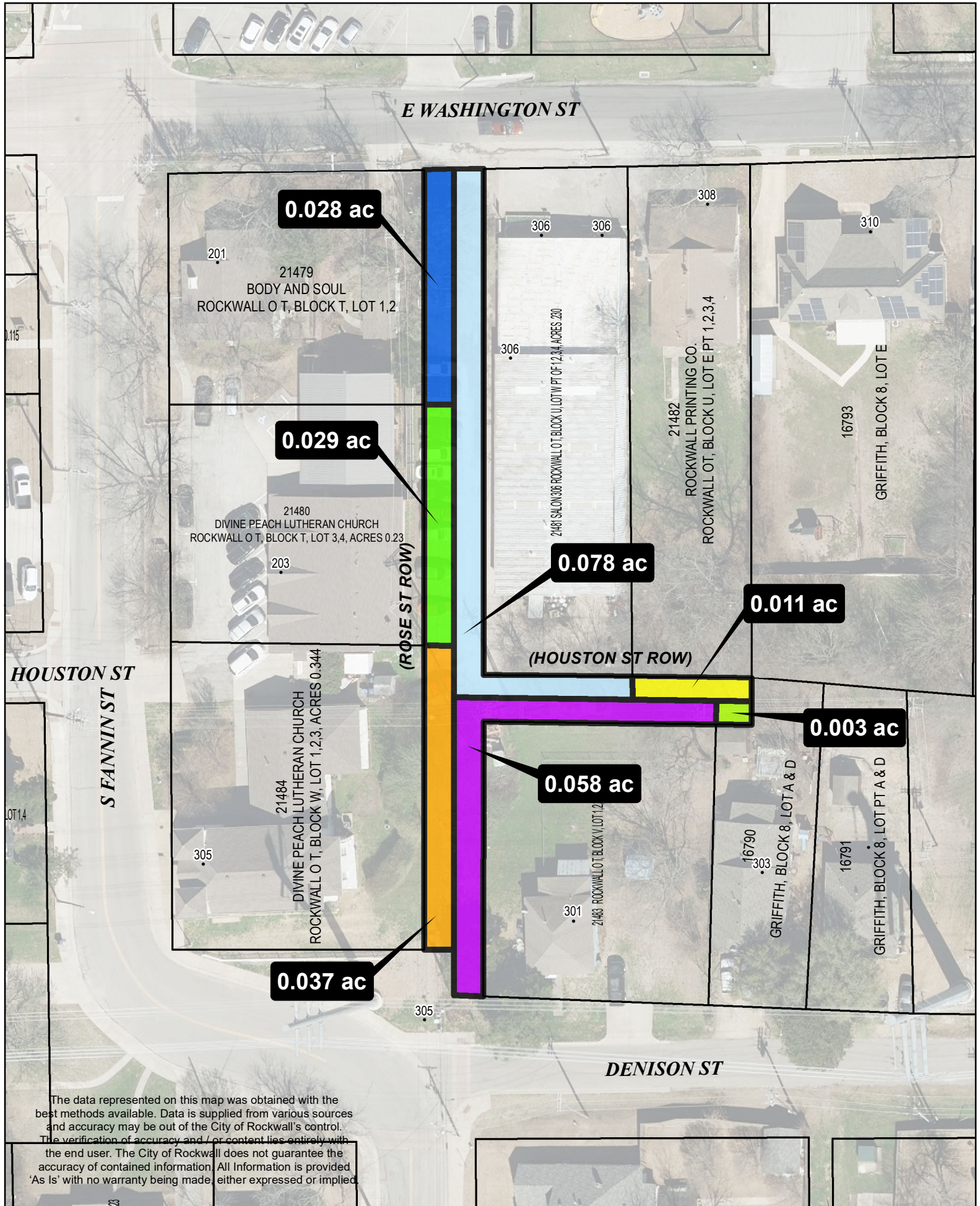
GRIFFITH, BLOCK 8, LOT A & D

16791

GRIFFITH, BLOCK 8, LOT PT A & D

305

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



DATE: 4/2/2025

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): LONNY MOLAN

PROPERTY OWNER ADDRESS: 400 MOSSY OAK DR.
JOSEPHINE, TX 75189

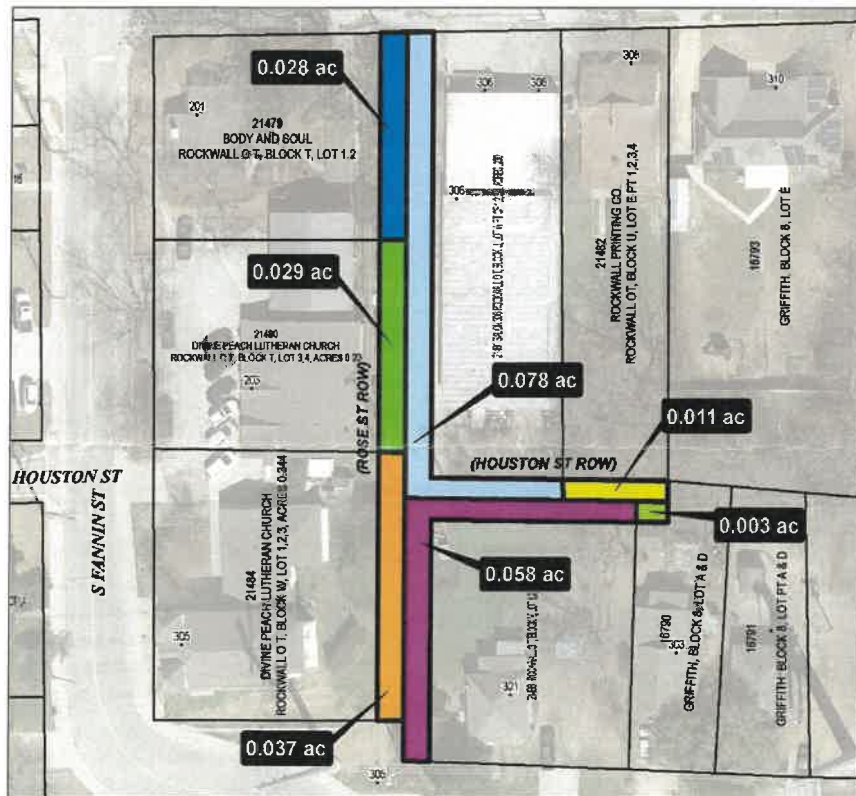
PROPERTY ADDRESS: 305 S. FANNIN ST.

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: *Lonny Molan*

PROPERTY OWNER'S SIGNATURE: _____

DATE: 4/10/2025

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): Jay Odom, Alison Odom

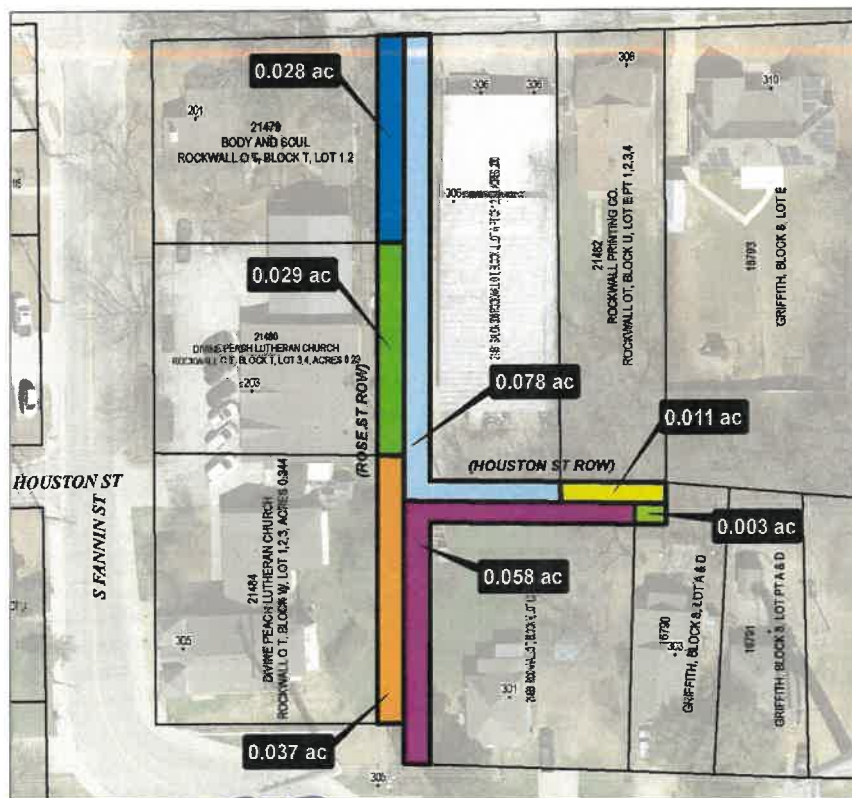
PROPERTY OWNER ADDRESS: 601 N. Fannin St

PROPERTY ADDRESS: _____
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: Jay Odom

PROPERTY OWNER'S SIGNATURE: Alison Odom

DATE:

3/20/05

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):

PROPERTY OWNER ADDRESS:

Jose and Felipa Toros
301 Denison
Rockwall, TX 75087

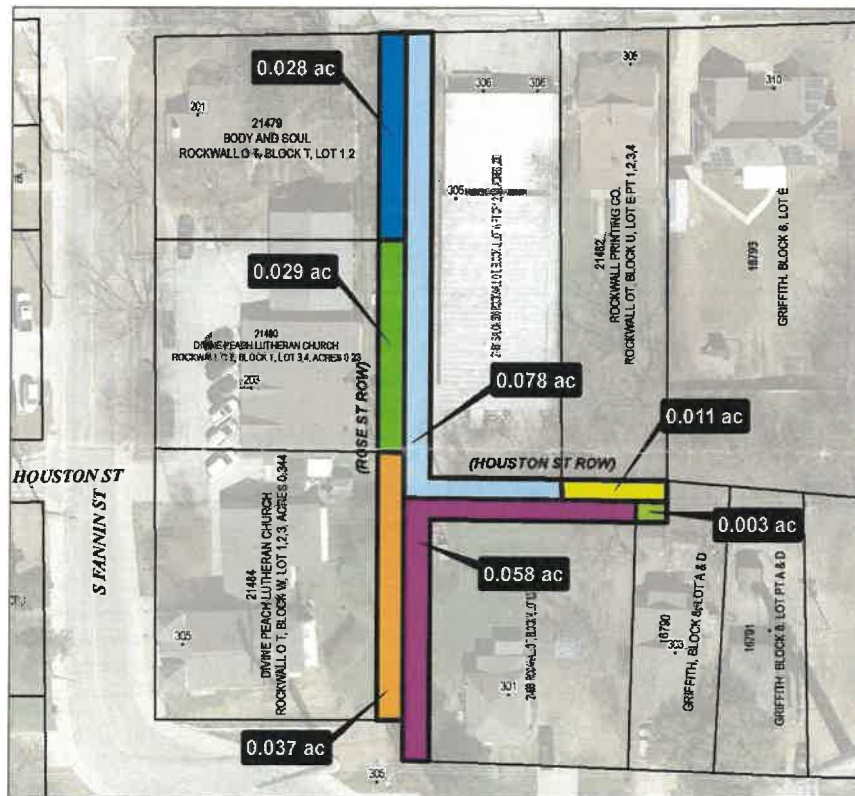
PROPERTY ADDRESS:

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:

Jose L Toros

PROPERTY OWNER'S SIGNATURE:

Felipa Toros

DATE:

4-9-2025

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):

Justino & Adelina Tovar

PROPERTY OWNER ADDRESS:

303 Denison Street
Rockwall TX 75087

PROPERTY ADDRESS:

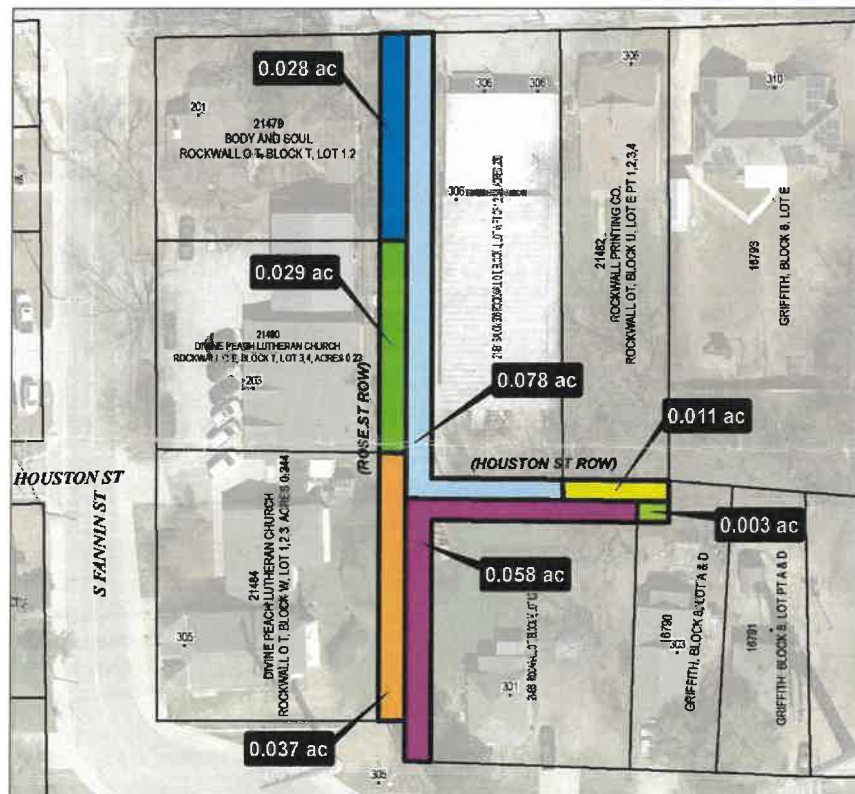
303 Denison Street

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:

Justino Tovar

PROPERTY OWNER'S SIGNATURE:

Adelina Tovar

DATE:

4/11/2025

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):

Michael Swierdinsky

PROPERTY OWNER ADDRESS:

106 E. Rusk St, Suite 200
Rockwall, TX 75087

PROPERTY ADDRESS:

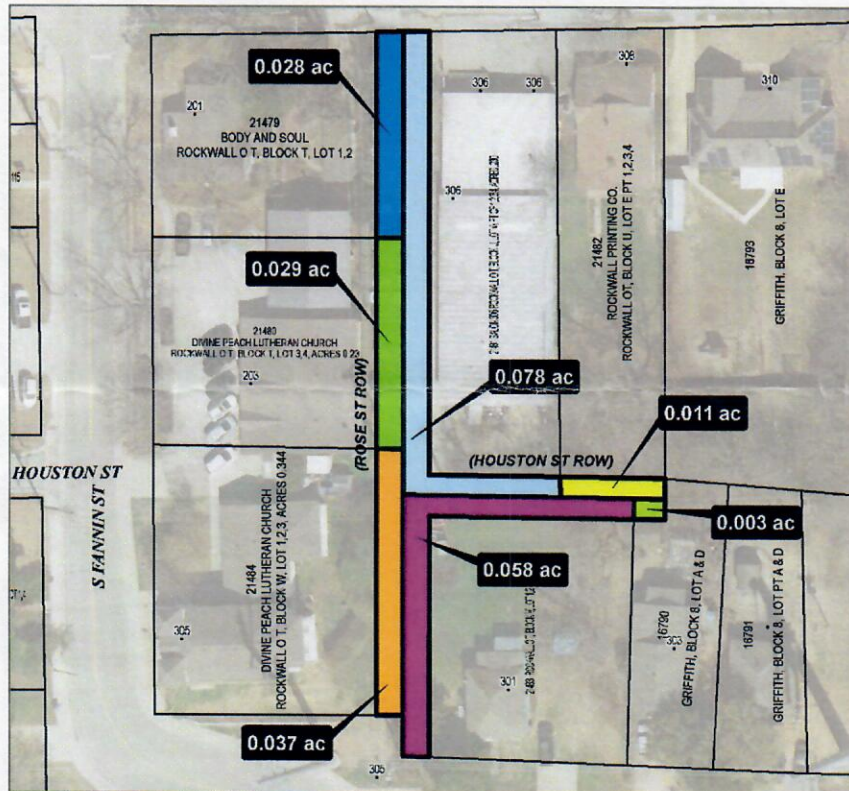
306 E. Washington

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: _____

PROPERTY OWNER'S SIGNATURE: _____

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 November 3, 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 17TH DAY OF NOVEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

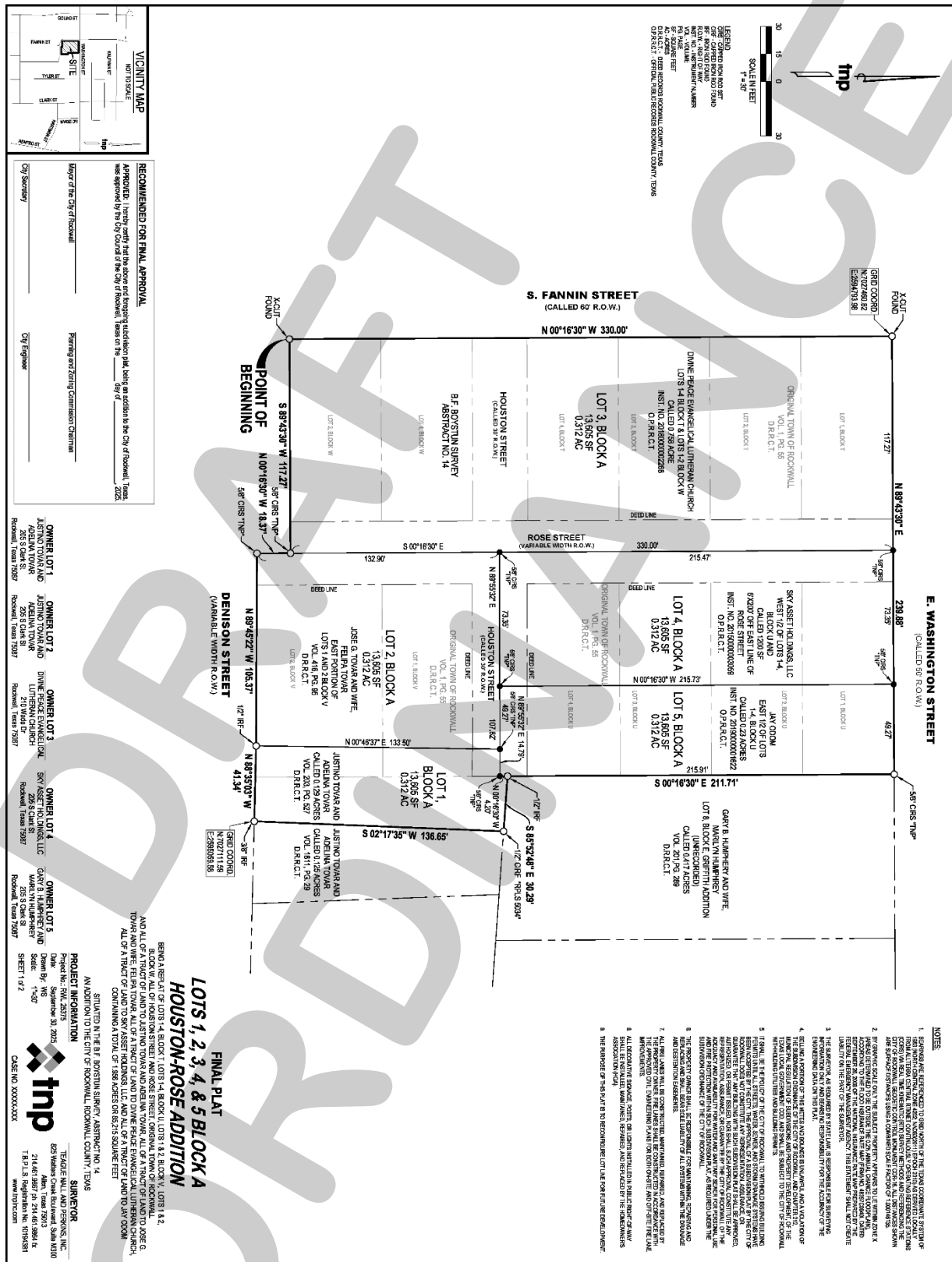
Frank J. Garza, *City Attorney*

1st Reading: November 3, 2025

2nd Reading: November 17, 2025

DRAFT
ORDINANCE

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



Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners

[illegible]



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: October 28, 2025

APPLICANT: Ryan Miller; *City of Rockwall*

CASE NUMBER: P2025-036; *Final Plat for Lots 1-5, Block A, Houston-Rose Addition*

SUMMARY

Consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The City of Rockwall is requesting the approval of a Final Plat for a 1.956-acre tract of land (*i.e. Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition*) for the purpose of abandoning an unimproved public right-of-way that extends from E. Washington Street to Denison 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 alleyways* -- 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 unimproved right-of-way for Rose Street that exists between E. Washington Street and Denison Street was originally established prior to November 2, 1900 based on the October 1900 Sanborn Maps. This map depicts this right-of-way as being unimproved right-of-way for Rose Street (as depicted in Figure 1). The unimproved

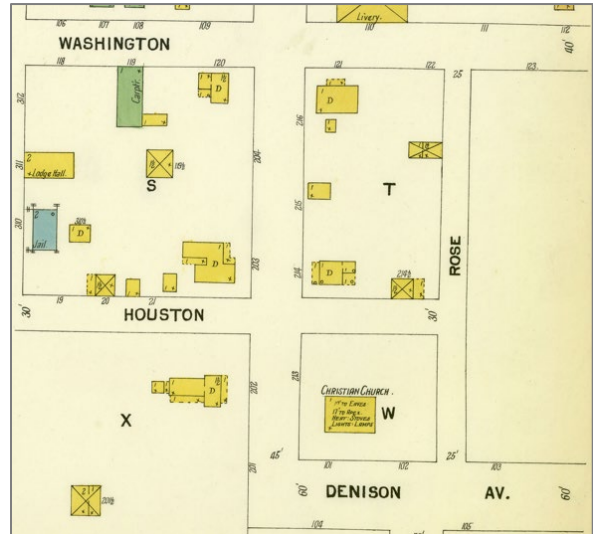


FIGURE 1. 1900 SANBORN MAPS SHOWING THE RIGHT-OF-WAY FOR ROSE & HOUSTON STREET



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

right-of-way for Houston Street that extends off of Rose Street to the east, was established prior to September 27, 1861 based on the *Plan of Rockwall* subdivision plat (i.e. *Rockwall Original Town or Rockwall OT*). Based on the current condition of the rights-of-way, they were never utilized as a public street or alleyway (see *Figure 2*), and currently have unpermitted paving/parking improvements situated within them. 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 *Teague, Nall and Perkins, Inc.* to prepare a subdivision plat for the seven (7) 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 *November 3, 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 1-5, Block A, Houston-Rose 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.

PROJECT COMMENTS



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

DATE: 10/20/2025

PROJECT NUMBER: P2025-036
PROJECT NAME: Final Plat for Lots 1-5, Block A, Houston-Rose Addition
SITE ADDRESS/LOCATIONS: Clark and Wade Street

CASE CAPTION: Consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/20/2025	Needs Review

10/20/2025: P2025-036: Replat for Lots 1-5, Block A, Houston-Rose Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, and take any action necessary.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6411 or email rmiller@rockwall.com.

M.3 For reference, include the case number (P2025-036) 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 1-5, BLOCK A
HOUSTON-ROSE ADDITION
BEING A REPLAT OF
OF LOTS 1-4, BLOCK T,
LOTS 1-4, BLOCK U,
LOTS 1-3, BLOCK V,
LOTS 1-3, BLOCK W,
ORIGINAL TOWN OF ROCKWALL, AND
LOTS A & B, BLOCK 8,
GRIFFITH ADDITION, AND
ALL OF HOUSTON STREET AND
ROSE STREET,

BEING A TOTAL OF
1.956-ACRES OR 85,215 SF
SITUATED IN THE
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- M.5 Please check acreage amounts for each proposed lot. Each lot is not the same acreage amount.
- M.6 Please label the building line setback adjacent to the streets (S. Fannin & Denison Street) on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.7 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.8 Provide the correct 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.
- I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by October 24, 2025 for a subsequent review prior to approval.

I.10 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: October 28, 2025
City Council Meeting: November 3, 2025

I.11 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/20/2025	Approved w/ Comments
10/20/2025: 1. 30' Sewer easement. 2. 15' Sewer easement.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/15/2025	Approved

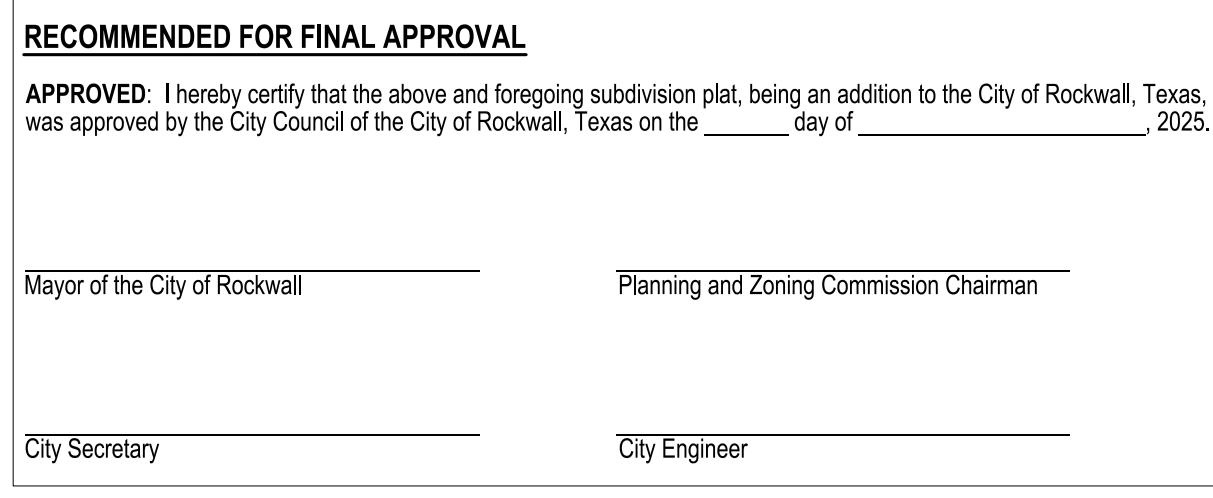
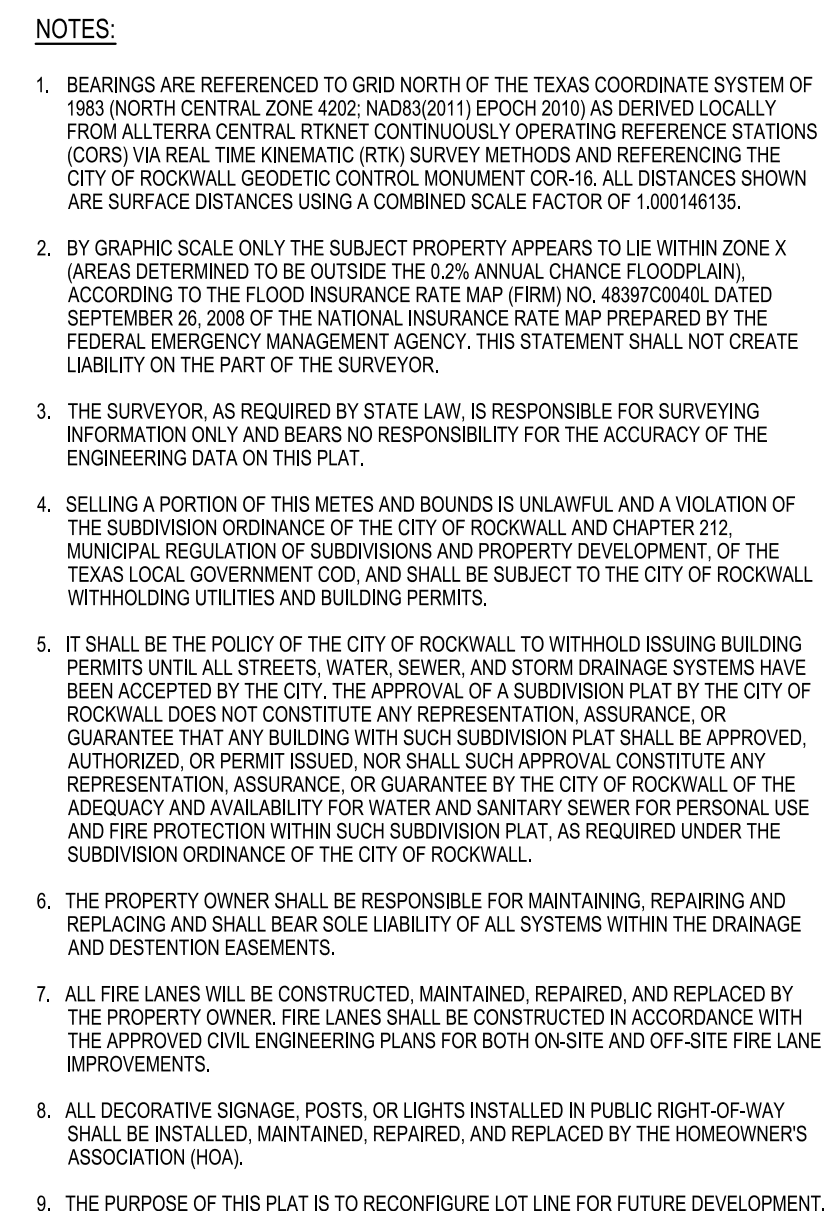
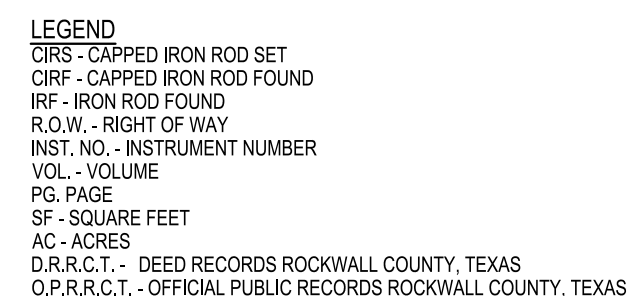
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/15/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2025	Approved

No Comments



BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1 & 2, BLOCK V, LOTS 1 & 2,
BLOCK W, ALL OF HOUSTON STREET AND ROSE STREET, ORIGINAL TOWN OF ROCKWALL
AND ALL OF A TRACT OF LAND TO JUSTINO TOVAR AND ADELINA TOVAR, ALL OF A TRACT OF LAND TO JOSE G.
TOVAR AND WIFE, FELIPA TOVAR, ALL OF A TRACT OF LAND TO DIVINE PEACE EVANGELICAL LUTHERAN CHURCH,
ALL OF A TRACT OF LAND TO SKY ASSET HOLDINGS, LLC, AND ALL OF A TRACT OF LAND TO JAY ODOM
CONTAINING A TOTAL OF 1.956 ACRES OR 85.215 SQUARE FEET

CASE NO. XXXXX-XXX

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

OWNERS DEDICATION

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 LOTS 1, 2, 3, 4, & 5 BLOCK A, HOUSTON-ROSE ADDITION an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 we may have as a result of the dedication of exactions made herein.

JUSTINA TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

ADELINA TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

JOSE G. TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

FELIPA TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

Notary Public in and for the State of Texas

My Commission Expires: _____

SKY ASSET HOLDINGS, LLC

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

JAY ODOM

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS, Justino Tovar and Adelina Tovar, Jose G. Tovar and Wife, Felipa Tovar, Divine Peace Evangelical Lutheran Church, Sky Asset Holdings, LLC, and Jay Odom, being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 1-4, Block T, all of Lots 1-4, Block U, all of Lots 1 and 2 Block V, all of Lots 1 & 2, Block W, all of Houston Street, and all of Rose Street, Original Town of Rockwall, an addition to the City of Rockwall, Texas according to the Plat recorded in Volume 1, Page 55 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Justino Tovar and Adelina Tovar as recorded in Volume 203, Page 527 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Jose G. Tovar and Wife, Felipa Tovar as recorded in Volume 416, Page 95 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Divine Peace Evangelical Lutheran Church as recorded in Instrument Number 20180000002268 of the Official Public Records of Rockwall County, Texas, all of a tract of land described by deed to Sky Asset Holdings, LLC as recorded in Instrument Number 20150000003059 of the Official Public Records of Rockwall County, Texas, and all of a tract of land described by deed to Jay Odom as recorded in Instrument Number 20190000001622 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an x-cut found on the east right-of-way of Fannin Street, a called 60 foot right-of-way, for the southwest corner of said Block W, same being the southwest corner of said Divine Peace tract;

THENCE North 00 degrees 16 minutes 30 seconds West, along the east right-of-way of said Fannin Street and the west line of said Block W and said Block T, same being the west line of said Divine Peace tract, a distance of 330.00 feet to an x-cut found on the intersection of the east right-of-way of said Fannin Street and the south right-of-way of E. Washington Street, a called 50 foot right-of-way, for the northwest corner of said said Block T, same being the northwest corner of said Divine Peace tract;

THENCE North 89 degrees 43 minutes 30 seconds East along the south right-of-way of said E. Washington Street and the north line of said Block T, same being the north line of said Divine Peace tract, passing the northeast corner of said Lot 1, Block T, same being the northeast corner of said Divine Peace tract, and continuing along the north line of said Sky Asset tract and the north line of said Odom tract, same being the north line of said Block U, a total distance of 239.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Block U, same being the northeast corner of said Odom tract, same being the northwest corner of a tract of land described by deed to Gary B. Humphrey and Wife, Marilyn Humphrey as recorded in Volume 201, Page 289 of the Deed Records of Rockwall County, Texas, same being the northwest corner of Lot 8, Block E of Griffith Addition, an unrecorded addition to the City of Rockwall, Texas;

THENCE South 00 degrees 16 minutes 30 seconds East departing the south right-of-way of said E. Washington Street and along the east line of said Block U, same being the west line of said Humphrey tract, passing the southeast corner of said Block U, and continuing a total distance of 211.71 feet to a 1/2 inch iron rod found on the east line of said Houston Street, a called 30 foot right-of-way, for the southwest corner of said Humphrey tract,same being the northernmost northwest corner of said Justino Tovar tract;

THENCE South 85 degrees 52 minutes 48 seconds East along the south line of said Humphrey tract, same being the north line of said Justino Tovar tract, a distance of 30.29 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found for the northeast corner of said Justino Tovar tract, same being the northwest corner of a called 0.125 acre tract of land described by deed to Justino Tovar and and Adelina Tovar as recorded in Volume 1811, Page 29 of the Deed Records of Rockwall County, Texas;

THENCE South 02 degrees 17 minutes 35 seconds West departing the south line of said Humphrey tract and along the west line of said 0.125 acre tract, same being the east line of said Justino Tovar tract, a distance of 136.65 feet to a 3/8 inch iron rod found on the north right-of-way of Denison Street, a variable width right-of-way, for the southwest corner of said 0.125 acre tract, same being the southeast corner of said Justino Tovar tract;

THENCE North 88 degrees 35 minutes 03 seconds West along the north right-of-way of said Denison Street and the south line of said Justino Tovar tract, a distance of 41.34 feet to a 1/2 inch iron rod found for the southwest corner of said Justino Tovar tract, same being the southeast corner of said Jose G. Tovar tract;

THENCE North 89 degrees 45 minutes 22 seconds West continuing along the north right-of-way of said Denison Street, passing the southwest corner of said Jose G. Tovar tract, and continuing distance of 105.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the extension of the centerline of said Rose Street;

THENCE North 00 degrees 16 minutes 30 seconds West along the extension of the centerline of said Rose Street, a distance of 18.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the centerline of said Rose Street;

THENCE South 89 degrees 43 minutes 30 seconds West departing the centerline of said Rose Street and along the south line of said Block W, same being the south line of said Divine Peace tract, a distance of 117.27 feet to the POINT OF BEGINNING containing 85,215 square feet, or 1.956 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2025.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT

LOTS 1, 2, 3, 4, & 5 BLOCK A

HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1 & 2, BLOCK V, LOTS 1 & 2, BLOCK W, ALL OF HOUSTON STREET AND ROSE STREET, ORIGINAL TOWN OF ROCKWALL AND ALL OF A TRACT OF LAND TO JUSTINO TOVAR AND ADELINA TOVAR, ALL OF A TRACT OF LAND TO JOSE G. TOVAR AND WIFE, FELIPA TOVAR, ALL OF A TRACT OF LAND TO DIVINE PEACE EVANGELICAL LUTHERAN CHURCH, ALL OF A TRACT OF LAND TO SKY ASSET HOLDINGS, LLC, AND ALL OF A TRACT OF LAND TO JAY ODOM CONTAINING A TOTAL OF 1.956 ACRES OR 85,215 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RWL 25375
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'
SHEET 2 of 2

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

OWNER LOT 1

JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2

JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 3

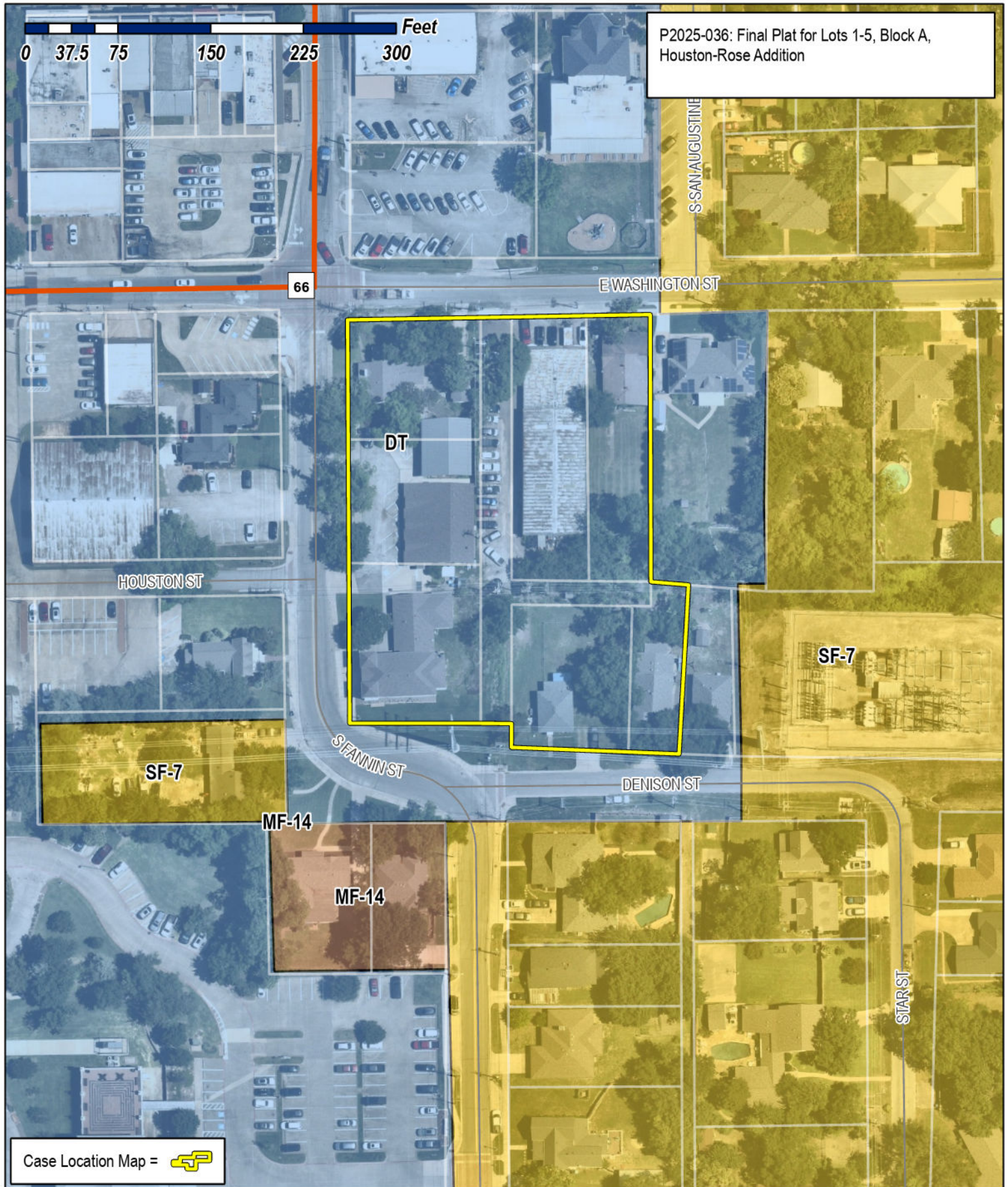
DIVINE PEACE EVANGELICAL
LUTHERAN CHURCH
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4

SKY ASSET HOLDINGS, LLC
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 5

GARY B. HUMPHREY AND
MARILYN HUMPHREY
205 S Clark St
Rockwall, Texas 75087

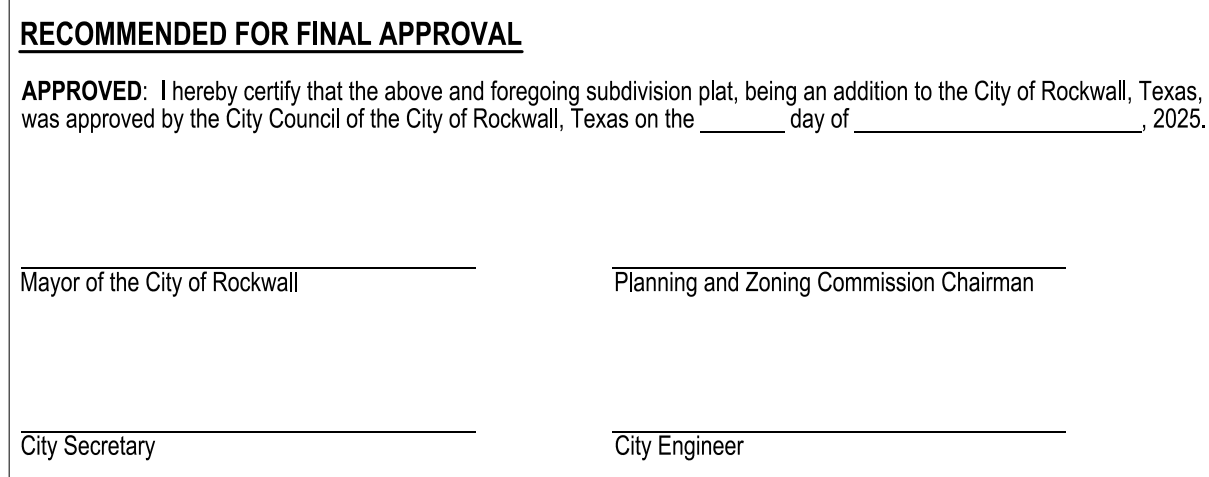
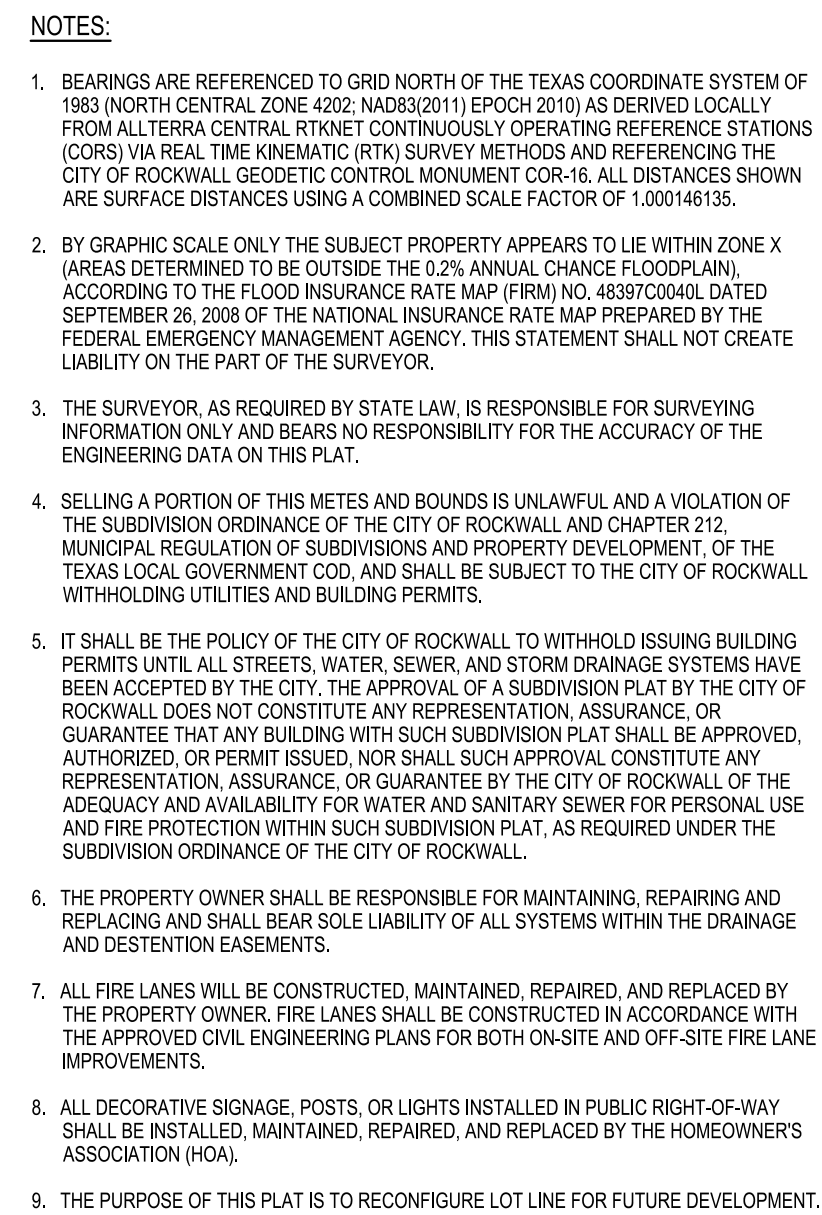
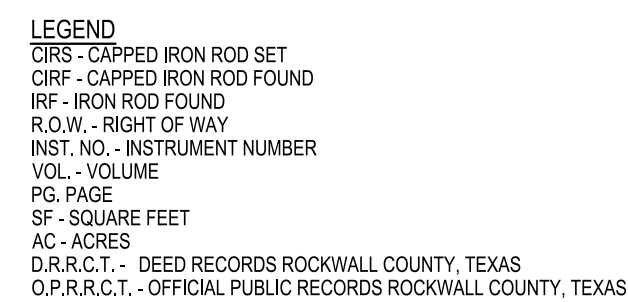


City of Rockwall

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.





BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1 & 2, BLOCK V, LOTS 1 & 2,
BLOCK W, ALL OF HOUSTON STREET AND ROSE STREET, ORIGINAL TOWN OF ROCKWALL
AND ALL OF A TRACT OF LAND TO JUSTINO TOVAR AND ADELINA TOVAR, ALL OF A TRACT OF LAND TO JOSE G.
TOVAR AND WIFE, FELIPA TOVAR, ALL OF A TRACT OF LAND TO DIVINE PEACE EVANGELICAL LUTHERAN CHURCH,
ALL OF A TRACT OF LAND TO SKY ASSET HOLDINGS, LLC, AND ALL OF A TRACT OF LAND TO JAY ODOM
CONTAINING A TOTAL OF 1.956 ACRES OR 85,215 SQUARE FEET

PROJECT INFORMATION
Project No.: RWL 25375
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'
SHEET 1 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

OWNER LOT 1
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 3
DIVINE PEACE EVANGELICAL
LUTHERAN CHURCH
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4
 SKY ASSET HOLDINGS, LLC
 205 S Clark St
 Rockwall, Texas 75087

OWNER LOT 5
GARY B. HUMPHREY AND
MARILYN HUMPHREY
205 S Clark St
Rockwall, Texas 75087

OWNERS DEDICATION

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 LOTS 1, 2, 3, 4, & 5 BLOCK A, HOUSTON-ROSE ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 we may have as a result of the dedication of exactions made herein.

JUSTINA TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

ADELINA TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

JOSE G. TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

FELIPA TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

Notary Public in and for the State of Texas

My Commission Expires: _____

SKY ASSET HOLDINGS, LLC

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

JAY ODOM

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS, Justino Tovar and Adelina Tovar, Jose G. Tovar and Wife, Felipa Tovar, Divine Peace Evangelical Lutheran Church, Sky Asset Holdings, LLC, and Jay Odom, being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 1-4, Block T, all of Lots 1-4, Block U, all of Lots 1 and 2 Block V, all of Lots 1 & 2, Block W, all of Houston Street, and all of Rose Street, Original Town of Rockwall, an addition to the City of Rockwall, Texas according to the Plat recorded in Volume 1, Page 55 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Justino Tovar and Adelina Tovar as recorded in Volume 203, Page 527 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Jose G. Tovar and Wife, Felipa Tovar as recorded in Volume 416, Page 95 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Divine Peace Evangelical Lutheran Church as recorded in Instrument Number 20180000002268 of the Official Public Records of Rockwall County, Texas, all of a tract of land described by deed to Sky Asset Holdings, LLC as recorded in Instrument Number 20150000003059 of the Official Public Records of Rockwall County, Texas, and all of a tract of land described by deed to Jay Odom as recorded in Instrument Number 20190000001622 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an x-cut found on the east right-of-way of Fannin Street, a called 60 foot right-of-way, for the southwest corner of said Block W, same being the southwest corner of said Divine Peace tract;

THENCE North 00 degrees 16 minutes 30 seconds West, along the east right-of-way of said Fannin Street and the west line of said Block W and said Block T, same being the west line of said Divine Peace tract, a distance of 330.00 feet to an x-cut found on the intersection of the east right-of-way of said Fannin Street and the south right-of-way of E. Washington Street, a called 50 foot right-of-way, for the northwest corner of said said Block T, same being the northwest corner of said Divine Peace tract;

THENCE North 89 degrees 43 minutes 30 seconds East along the south right-of-way of said E. Washington Street and the north line of said Block T, same being the north line of said Divine Peace tract, passing the northeast corner of said Lot 1, Block T, same being the northeast corner of said Divine Peace tract, and continuing along the north line of said Sky Asset tract and the north line of said Odom tract, same being the north line of said Block U, a total distance of 239.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Block U, same being the northeast corner of said Odom tract, same being the northwest corner of a tract of land described by deed to Gary B. Humphrey and Wife, Marilyn Humphrey as recorded in Volume 201, Page 289 of the Deed Records of Rockwall County, Texas, same being the northwest corner of Lot 8, Block E of Griffith Addition, an unrecorded addition to the City of Rockwall, Texas;

THENCE South 00 degrees 16 minutes 30 seconds East departing the south right-of-way of said E. Washington Street and along the east line of said Block U, same being the west line of said Humphrey tract, passing the southeast corner of said Block U, and continuing a total distance of 211.71 feet to a 1/2 inch iron rod found on the east line of said Houston Street, a called 30 foot right-of-way, for the southwest corner of said Humphrey tract,same being the northernmost northwest corner of said Justino Tovar tract;

THENCE South 85 degrees 52 minutes 48 seconds East along the south line of said Humphrey tract, same being the north line of said Justino Tovar tract, a distance of 30.29 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found for the northeast corner of said Justino Tovar tract, same being the northwest corner of a called 0.125 acre tract of land described by deed to Justino Tovar and and Adelina Tovar as recorded in Volume 1811, Page 29 of the Deed Records of Rockwall County, Texas;

THENCE South 02 degrees 17 minutes 35 seconds West departing the south line of said Humphrey tract and along the west line of said 0.125 acre tract, same being the east line of said Justino Tovar tract, a distance of 136.65 feet to a 3/8 inch iron rod found on the north right-of-way of Denison Street, a variable width right-of-way, for the southwest corner of said 0.125 acre tract, same being the southeast corner of said Justino Tovar tract;

THENCE North 88 degrees 35 minutes 03 seconds West along the north right-of-way of said Denison Street and the south line of said Justino Tovar tract, a distance of 41.34 feet to a 1/2 inch iron rod found for the southwest corner of said Justino Tovar tract, same being the southeast corner of said Jose G. Tovar tract;

THENCE North 89 degrees 45 minutes 22 seconds West continuing along the north right-of-way of said Denison Street, passing the southwest corner of said Jose G. Tovar tract, and continuing distance of 105.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the extension of the centerline of said Rose Street;

THENCE North 00 degrees 16 minutes 30 seconds West along the extension of the centerline of said Rose Street, a distance of 18.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the centerline of said Rose Street;

THENCE South 89 degrees 43 minutes 30 seconds West departing the centerline of said Rose Street and along the south line of said Block W, same being the south line of said Divine Peace tract, a distance of 117.27 feet to the POINT OF BEGINNING containing 85,215 square feet, or 1.956 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2025.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT

LOTS 1, 2, 3, 4, & 5 BLOCK A

HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1 & 2, BLOCK V, LOTS 1 & 2, BLOCK W, ALL OF HOUSTON STREET AND ROSE STREET, ORIGINAL TOWN OF ROCKWALL AND ALL OF A TRACT OF LAND TO JUSTINO TOVAR AND ADELINA TOVAR, ALL OF A TRACT OF LAND TO JOSE G. TOVAR AND WIFE, FELIPA TOVAR, ALL OF A TRACT OF LAND TO DIVINE PEACE EVANGELICAL LUTHERAN CHURCH, ALL OF A TRACT OF LAND TO SKY ASSET HOLDINGS, LLC, AND ALL OF A TRACT OF LAND TO JAY ODOM CONTAINING A TOTAL OF 1.956 ACRES OR 85,215 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RWL 25375
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'
SHEET 2 of 2

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

OWNER LOT 1

JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2

JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 3

DIVINE PEACE EVANGELICAL
LUTHERAN CHURCH
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4

SKY ASSET HOLDINGS, LLC
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 5

GARY B. HUMPHREY AND
MARILYN HUMPHREY
205 S Clark St
Rockwall, Texas 75087



February 28, 2025

TO: Gunnar Ledermann
Divine Peace Evangelical Lutheran Church
305 S. Fannin Street
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 in between E. Washington Street and Denison Street

Mr. Ledermann,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street, which is directly adjacent to your property at 201, 203, and 305 S. Fannin Street. 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 in between E. Washington Street and Denison 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 in between E. Washington Street and Denison Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Jay Odom
601 N. Fannin Street
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 Houston Street

Mr. Odom,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. 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 Houston 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 along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Jose and Felipa Tovar
1269 S. Munson Road
Royse City, Texas 75189

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 in between E. Washington Street and Denison Street and along Houston Street

Mr. and Ms. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 301 Dennison Street. 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 in between E. Washington Street and Denison Street and along Houston 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 in between E. Washington Street and Denison Street and along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Justino Tovar
303 Denison Street
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 Houston Street

Mr. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. 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 Houston 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 along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Sky 306 E. Washington Series, LLC
106 E. Rusk Street, Suite 200
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 in between E. Washington Street and Denison Street and along Houston Street

To Whom it May Concern,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 306 E. Washington Street. 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 in between E. Washington Street and Denison Street and along Houston 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 in between E. Washington Street and Denison Street and along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

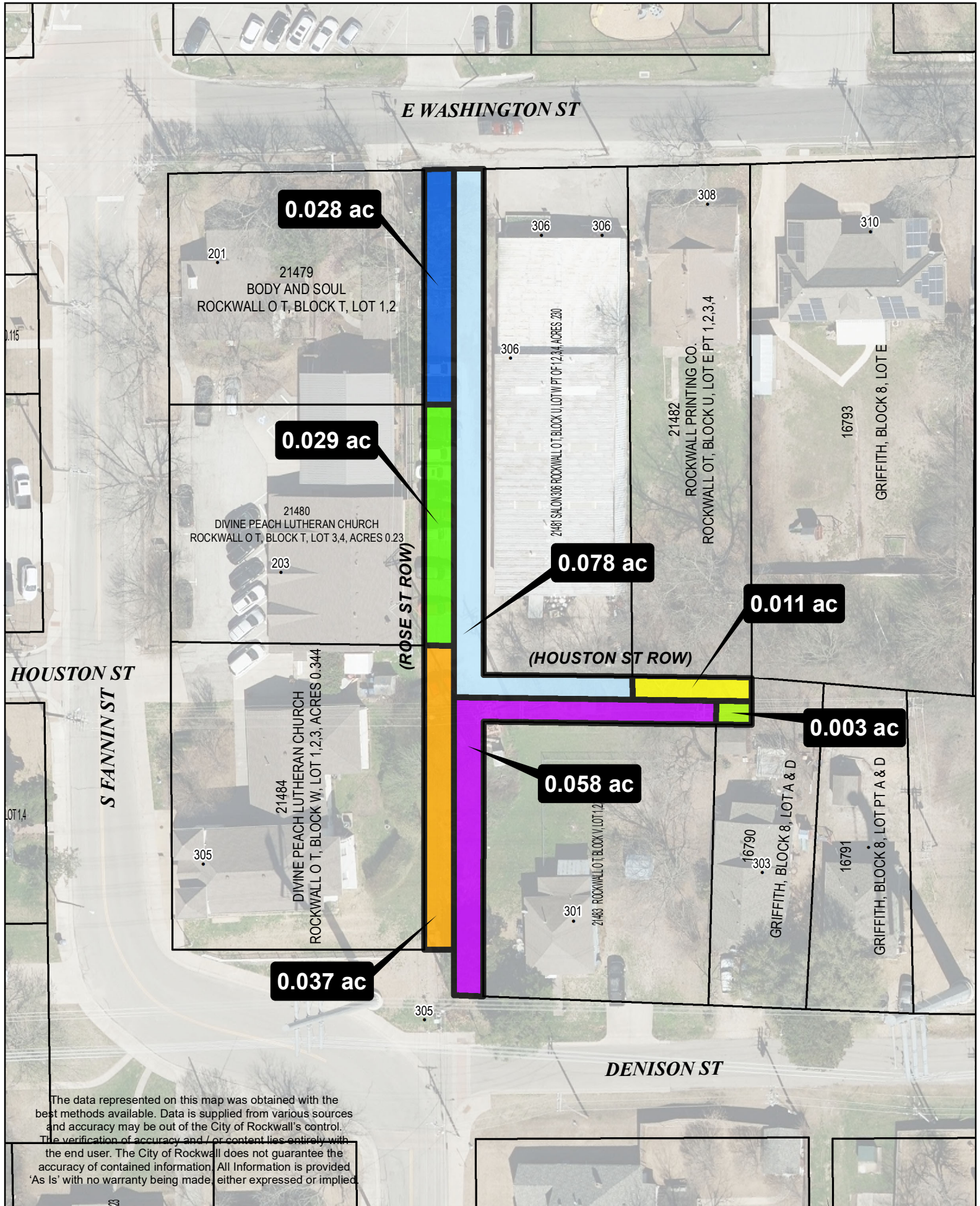
Please review the attached map, which outlines the details of the abandonment and the terms and conditions of the Letter of Intent (LOI). Please provide all required information back to the Planning and Zoning Department of the City of Rockwall by no later than April 15, 2025 to proceed with the program.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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning





DATE: 4/2/2025

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): LONNY MOLAN

PROPERTY OWNER ADDRESS: 400 MOSSY OAK DR.
JOSEPHINE, TX 75189

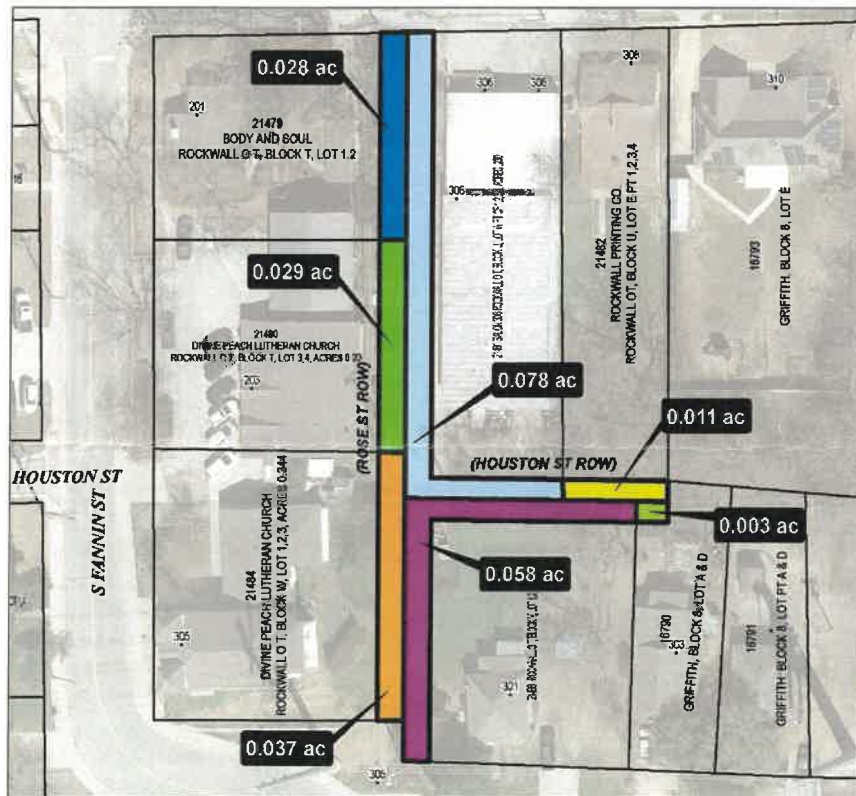
PROPERTY ADDRESS: 305 S. FANNIN ST.

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: *Lonny Molan*

PROPERTY OWNER'S SIGNATURE: _____

DATE: 4/10/2025

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): Jay Odom, Alison Odom

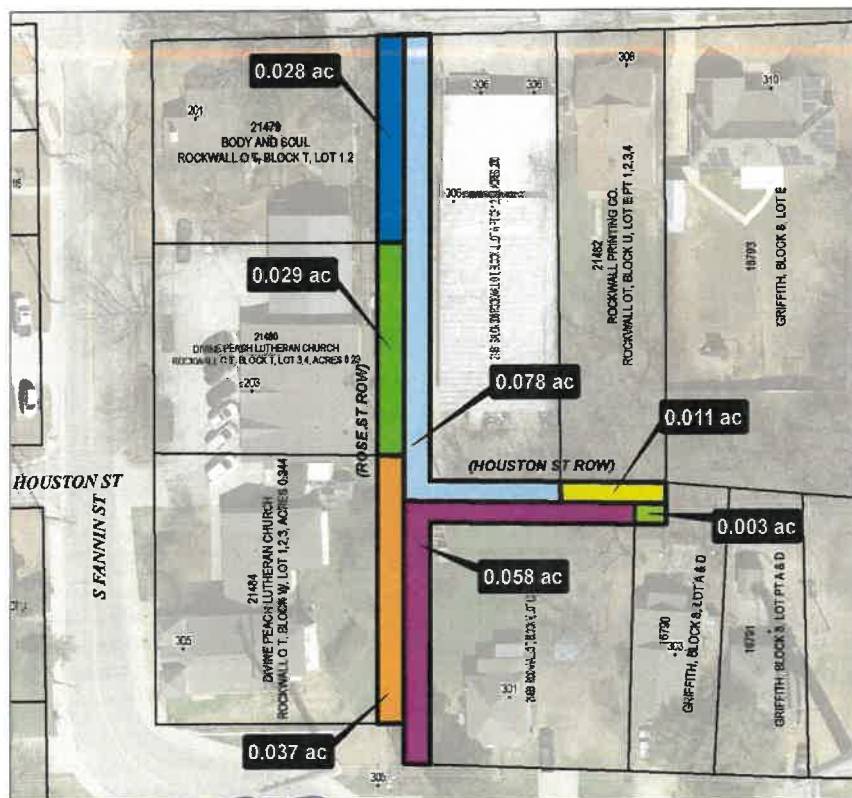
PROPERTY OWNER ADDRESS: 601 N. Fannin St

PROPERTY ADDRESS: _____
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: Jay Odom

PROPERTY OWNER'S SIGNATURE: Alison Odom

DATE:

3/20/05

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):

PROPERTY OWNER ADDRESS:

Jose and Felipa Torar
301 Denison
Rockwall, TX 75087

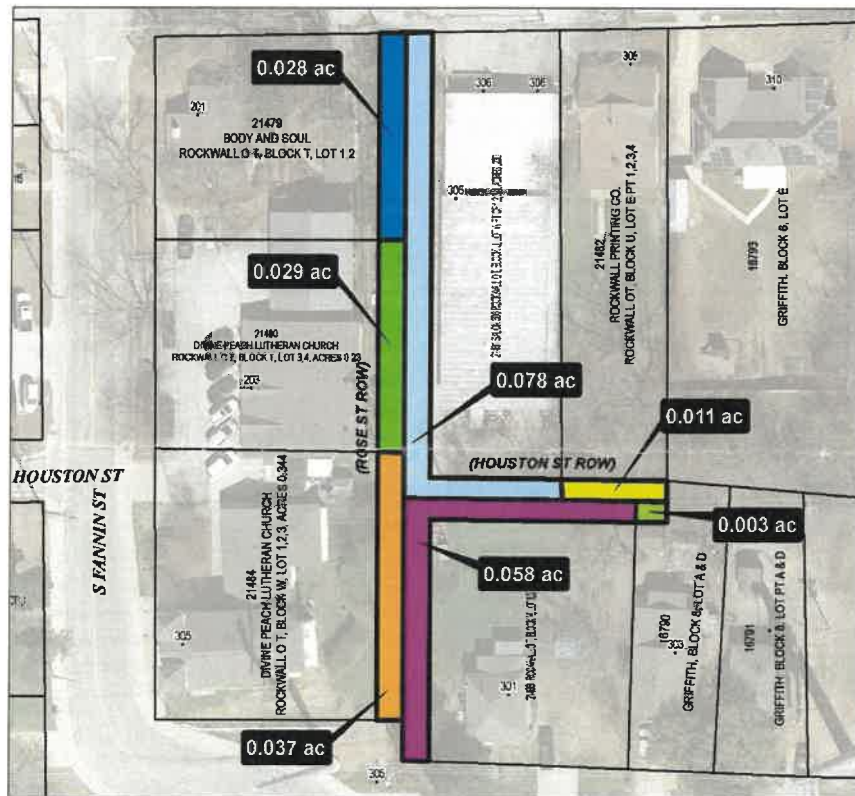
PROPERTY ADDRESS:

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:

Jose L Torar

PROPERTY OWNER'S SIGNATURE:

Felipa Torar

DATE:

4-9-2025

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):

Justino & Adelina Tovar

PROPERTY OWNER ADDRESS:

303 Denison Street
Rockwall TX 75087

PROPERTY ADDRESS:

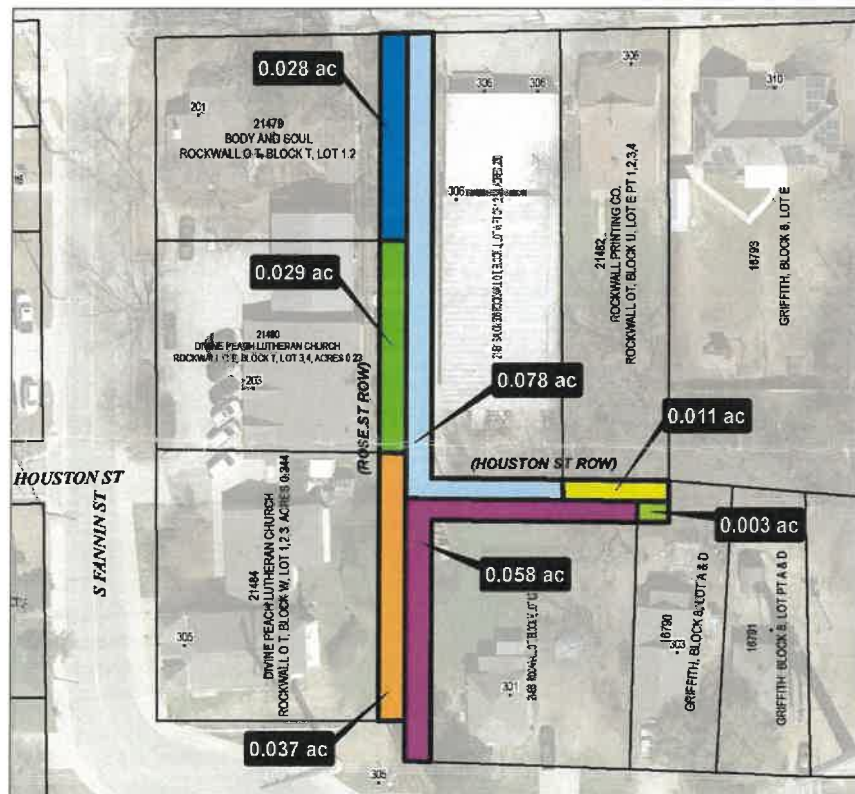
303 Denison Street

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:

Justino Tovar

PROPERTY OWNER'S SIGNATURE:

Adelina Tovar

DATE:

4/11/2025

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):

Michael Swierdinsky

PROPERTY OWNER ADDRESS:

106 E. Rusk St, Suite 200
Rockwall, TX 75087

PROPERTY ADDRESS:

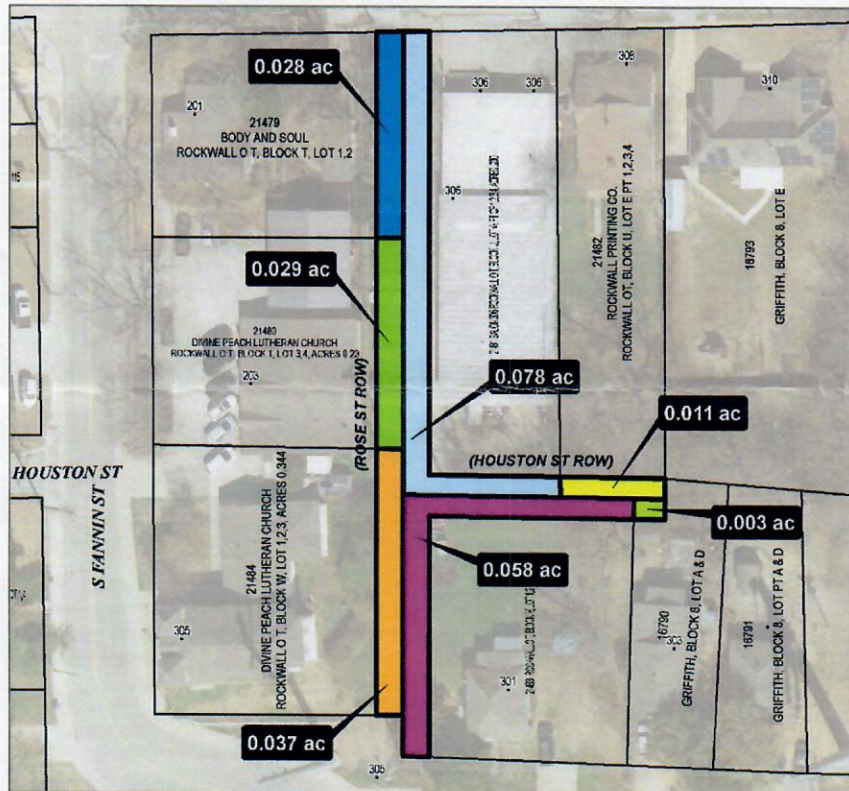
306 E. Washington

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: _____

PROPERTY OWNER'S SIGNATURE: _____

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 November 3, 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 17TH DAY OF NOVEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

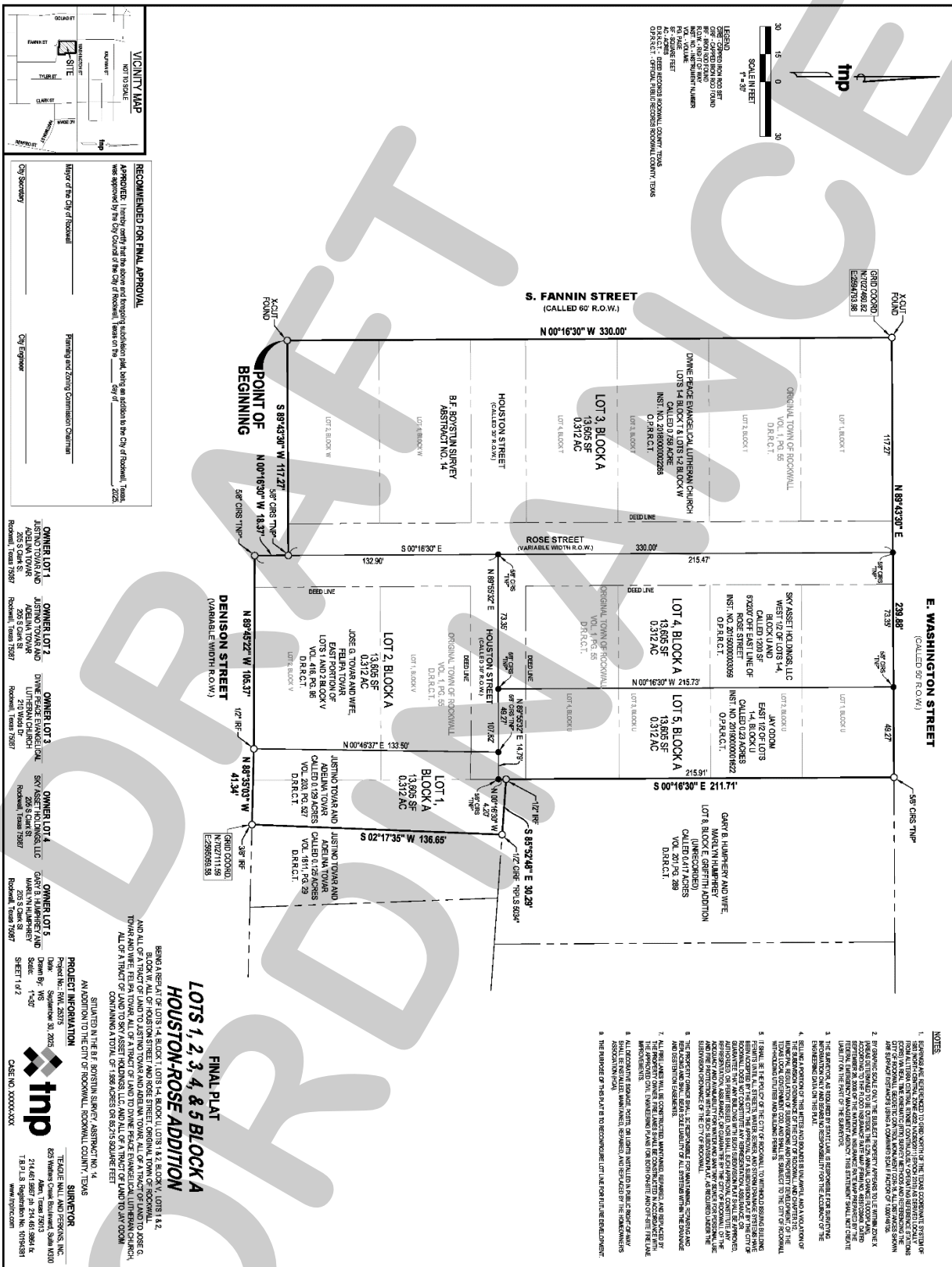
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 3, 2025

2nd Reading: November 17, 2025

DRAFT
ORDINANCE



Abandonment and Conveyance of Right-of-Way to the Adjacent and Abutting Property Owners

[illegible]



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: November 3, 2025
APPLICANT: Ryan Miller; *City of Rockwall*
CASE NUMBER: P2025-036; *Final Plat for Lots 1-5, Block A, Houston-Rose 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 1-5, Block A, Houston-Rose Addition being a 1.956-acre tract of land identified as Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 301 & 303 Denison Street, 203-305 Fannin Street, and 306 & 308 E. Washington Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The City of Rockwall is requesting the approval of a Final Plat for a 1.956-acre tract of land (i.e. Lots 1-4, Block T; Lots 1-4, Block U; Lots 1-3, Block V; and Lots 1-3, Block W, Rockwall OT Addition and Lots A & D, Block 8, Griffith Addition) for the purpose of abandoning an unimproved public right-of-way that extends from E. Washington Street to Denison 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 alleyways -- 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 unimproved right-of-way for Rose Street that exists between E. Washington Street and Denison Street was originally established prior to November 2, 1900 based on the October 1900 Sanborn Maps. This map depicts this right-of-way as

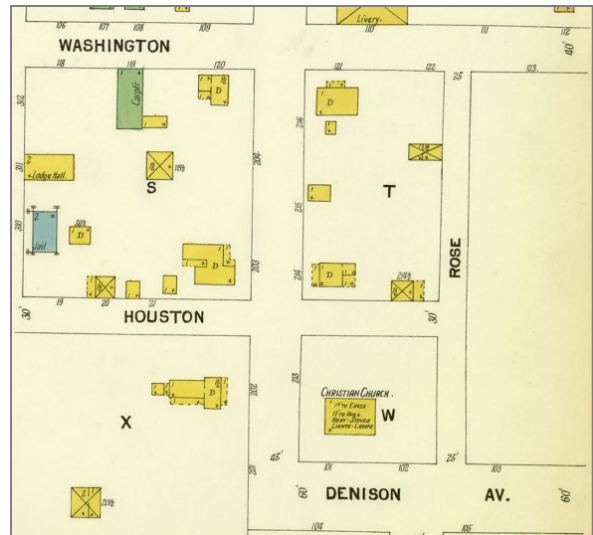


FIGURE 1. 1900 SANBORN MAPS SHOWING THE RIGHT-OF-WAY FOR ROSE & HOUSTON STREET



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

being unimproved right-of-way for Rose Street (as depicted in Figure 1). The unimproved right-of-way for Houston Street that extends off of Rose Street to the east, was established prior to September 27, 1861 based on the *Plan of Rockwall* subdivision plat (i.e. *Rockwall Original Town or Rockwall OT*). Based on the current condition of the rights-of-way, they were never utilized as a public street or alleyway (see Figure 2), and currently have unpermitted paving/parking improvements situated within them. 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 *Teague, Nall and Perkins, Inc.* to prepare a subdivision plat for the seven (7) 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 *November 3, 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.

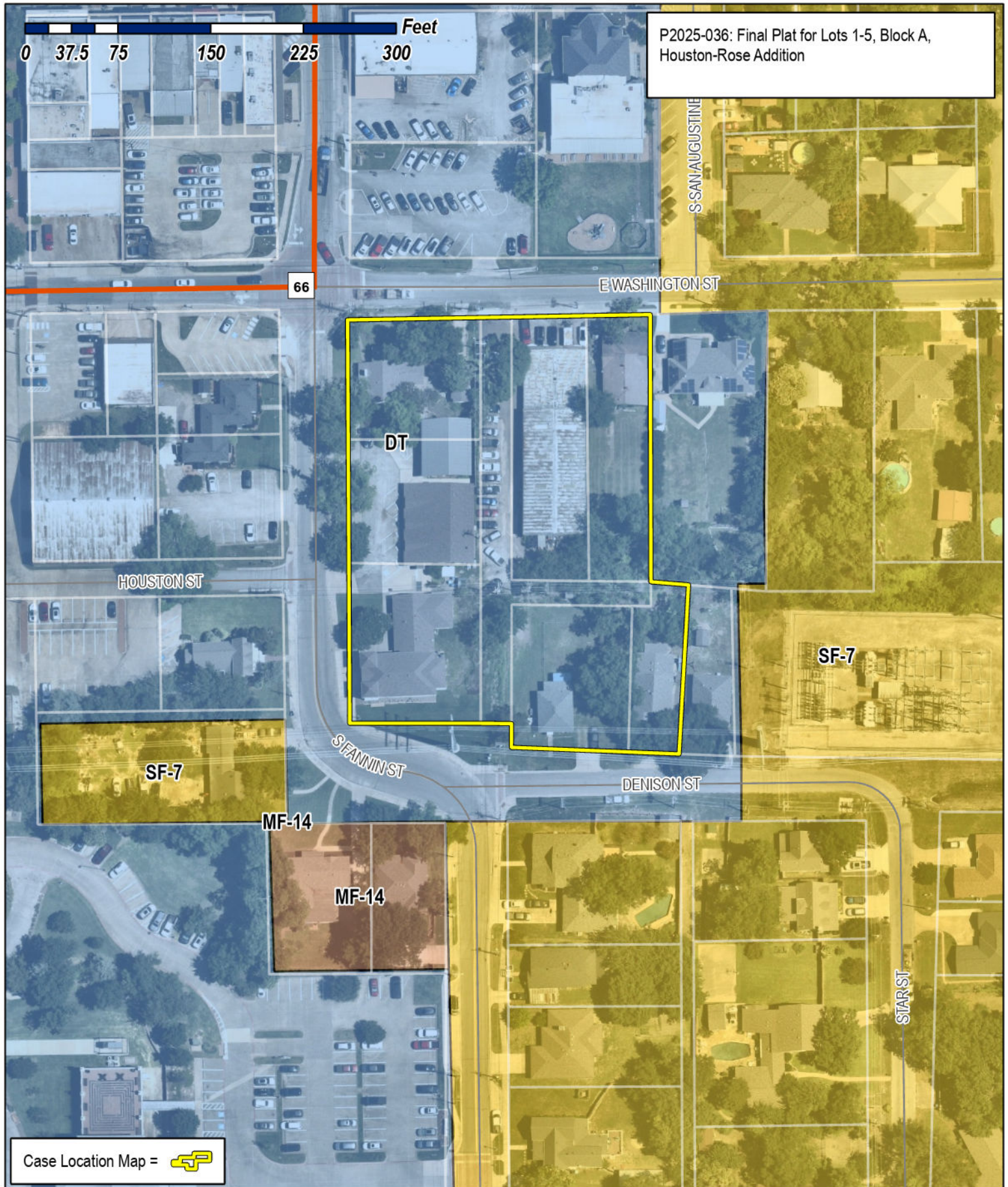
CONDITIONS OF APPROVAL

If the City Council chooses to approve the abandonment of public right-of-way and *Final Plat* for *Lots 1-5, Block A, Houston-Rose 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 October 28, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 7-0.

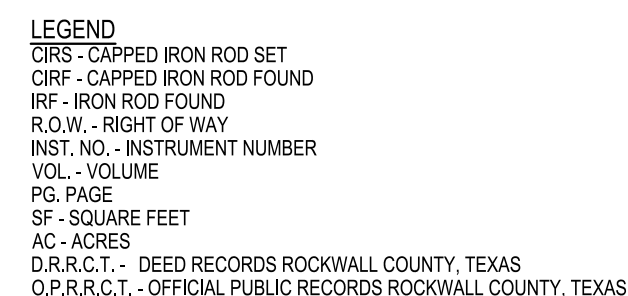


City of Rockwall

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**
LOTS 1-5 BLOCK A
HOUSTON-ROSE ADDITION

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



APPROVED: I hereby certify that the above and foregoing 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 of _____, 2025.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

OWNER LOT 1
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 3
DIVINE PEACE EVANGELICAL
LUTHERAN CHURCH
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4
SKY ASSET HOLDINGS, LLC
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 5
GARY B. HUMPHREY AND
MARILYN HUMPHREY
205 S Clark St
Rockwall, Texas 75087

PROJECT INFORMATION

Project No.: RWL 25375
Date: September 30, 2025

Drawn By: WS
Scale: 1"=30'

SHEET 1 of 2

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CASE NO. P025-036

OWNERS DEDICATION

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 LOTS 1, 2, 3, 4, & 5 BLOCK A, HOUSTON-ROSE ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 we may have as a result of the dedication of exactions made herein.

JUSTINA TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

ADELINA TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

JOSE G. TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

FELIPA TOVAR

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

SKY ASSET HOLDINGS, LLC

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

JAY ODOM

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 _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL}

WHEREAS, Justino Tovar and Adelina Tovar, Jose G. Tovar and Wife, Felipa Tovar, Divine Peace Evangelical Lutheran Church, Sky Asset Holdings, LLC, and Jay Odom, being the owners of a tract of land in the County of Rockwall, State of Texas, being all of Lots 1-4, Block T, all of Lots 1-4, Block U, all of Lots 1 and 2 Block V, all of Lots 1 & 2, Block W, all of Houston Street, and all of Rose Street, Original Town of Rockwall, an addition to the City of Rockwall, Texas according to the Plat recorded in Volume 1, Page 55 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Justino Tovar and Adelina Tovar as recorded in Volume 203, Page 527 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Jose G. Tovar and Wife, Felipa Tovar as recorded in Volume 416, Page 95 of the Deed Records of Rockwall County, Texas, all of a tract of land described by deed to Divine Peace Evangelical Lutheran Church as recorded in Instrument Number 2018000002268 of the Official Public Records of Rockwall County, Texas, all of a tract of land described by deed to Sky Asset Holdings, LLC as recorded in Instrument Number 2019000003059 of the Official Public Records of Rockwall County, Texas, and all of a tract of land described by deed to Jay Odom as recorded in Instrument Number 2019000001622 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an x-cut found on the east right-of-way of Fannin Street, a called 60 foot right-of-way, for the southwest corner of said Block W, same being the southwest corner of said Divine Peace tract;

THENCE North 00 degrees 16 minutes 30 seconds West, along the east right-of-way of said Fannin Street and the west line of said Block W and said Block T, same being the west line of said Divine Peace tract, a distance of 330.00 feet to an x-cut found on the intersection of the east right-of-way of said Fannin Street and the south right-of-way of E. Washington Street, a called 50 foot right-of-way, for the northwest corner of said said Block T, same being the northwest corner of said Divine Peace tract;

THENCE North 89 degrees 43 minutes 30 seconds East along the south right-of-way of said E. Washington Street and the north line of said Block T, same being the north line of said Divine Peace tract, passing the northeast corner of said Lot 1, Block T, same being the northeast corner of said Divine Peace tract, and continuing along the north line of said Sky Asset tract and the north line of said Odom tract, same being the north line of said Block U, a total distance of 239.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of said Block U, same being the northeast corner of said Odom tract, same being the northwest corner of a tract of land described by deed to Gary B. Humphrey and Wife, Marilyn Humphrey as recorded in Volume 201, Page 289 of the Deed Records of Rockwall County, Texas, same being the northwest corner of Lot 8, Block E of Griffith Addition, an unrecorded addition to the City of Rockwall, Texas;

THENCE South 00 degrees 16 minutes 30 seconds East departing the south right-of-way of said E. Washington Street and along the east line of said Block U, same being the west line of said Humphrey tract, passing the southeast corner of said Block U, and continuing a total distance of 211.71 feet to a 1/2 inch iron rod found on the east line of said Houston Street, a called 30 foot right-of-way, for the southwest corner of said Humphrey tract,same being the northernmost northwest corner of said Justino Tovar tract;

THENCE South 85 degrees 52 minutes 48 seconds East along the south line of said Humphrey tract, same being the north line of said Justino Tovar tract, a distance of 30.29 feet to a 1/2 inch iron rod with cap stamped "RPLS 5034" found for the northeast corner of said Justino Tovar tract, same being the northwest corner of a called 0.125 acre tract of land described by deed to Justino Tovar and Adelina Tovar as recorded in Volume 1811, Page 29 of the Deed Records of Rockwall County, Texas;

THENCE South 02 degrees 17 minutes 35 seconds West departing the south line of said Humphrey tract and along the west line of said 0.125 acre tract, same being the east line of said Justino Tovar tract, a distance of 136.65 feet to a 3/8 inch iron rod found on the north right-of-way of Denison Street, a variable width right-of-way, for the southwest corner of said 0.125 acre tract, same being the southeast corner of said Justino Tovar tract;

THENCE North 88 degrees 35 minutes 03 seconds West along the north right-of-way of said Denison Street and the south line of said Justino Tovar tract, a distance of 41.34 feet to a 1/2 inch iron rod found for the southwest corner of said Justino Tovar tract, same being the southeast corner of said Jose G. Tovar tract;

THENCE North 89 degrees 45 minutes 22 seconds West continuing along the north right-of-way of said Denison Street, passing the southwest corner of said Jose G. Tovar tract, and continuing distance of 105.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the extension of the centerline of said Rose Street;

THENCE North 00 degrees 16 minutes 30 seconds West along the extension of the centerline of said Rose Street, a distance of 18.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the centerline of said Rose Street;

THENCE South 89 degrees 43 minutes 30 seconds West departing the centerline of said Rose Street and along the south line of said Block W, same being the south line of said Divine Peace tract, a distance of 117.27 feet to the POINT OF BEGINNING containing 85,215 square feet, or 1.956 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2025.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT
LOTS 1-5 BLOCK A
HOUSTON-ROSE ADDITION

BEING A REPLAT OF LOTS 1-4, BLOCK T, LOTS 1-4, BLOCK U, LOTS 1-2, BLOCK V, LOTS 1 -2, BLOCK W, ORIGINAL TOWN OF ROCKWALL, AND A PORTION OF BLOCK 8, GRIFFITH ADDITION, ALL OF HOUSTON STREET AND ROSE STREET,
CONTAINING A TOTAL OF 1.956 ACRES OR 85,215 SQUARE FEET

SITUATED IN THE B.F. BOYSTUN SURVEY, ABSTRACT NO. 14
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER LOT 1
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 2
JUSTINO TOVAR AND
ADELINA TOVAR
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 3
DIVINE PEACE EVANGELICAL
LUTHERAN CHURCH
210 Wade Dr
Rockwall, Texas 75087

OWNER LOT 4
SKY ASSET HOLDINGS, LLC
205 S Clark St
Rockwall, Texas 75087

OWNER LOT 5
GARY B. HUMPHREY AND
MARILYN HUMPHREY
205 S Clark St
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: RWL 25375
Date: September 30, 2025
Drawn By: WS
Scale: 1"=30'
SHEET 2 of 2



CASE NO. P025-036

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



February 28, 2025

TO: Gunnar Ledermann
Divine Peace Evangelical Lutheran Church
305 S. Fannin Street
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 in between E. Washington Street and Denison Street

Mr. Ledermann,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street, which is directly adjacent to your property at 201, 203, and 305 S. Fannin Street. 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 in between E. Washington Street and Denison 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 in between E. Washington Street and Denison Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Jay Odom
601 N. Fannin Street
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 Houston Street

Mr. Odom,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. 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 Houston 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 along Houston 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: Jose and Felipa Tovar
1269 S. Munson Road
Royse City, Texas 75189

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 in between E. Washington Street and Denison Street and along Houston Street

Mr. and Ms. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 301 Dennison Street. 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 in between E. Washington Street and Denison Street and along Houston 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 in between E. Washington Street and Denison Street and along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Justino Tovar
303 Denison Street
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 Houston Street

Mr. Tovar,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way along Houston Street, which is directly adjacent to your property at 601 N. Fannin Street. 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 Houston 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 along Houston Street. By acquiring this land, you will have the opportunity to expand your property and utilize it according to your needs and preferences. This offer aligns with the City of Rockwall's objective of promoting responsible land use and supporting efficient land utilization within our community.

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

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



February 28, 2025

TO: Sky 306 E. Washington Series, LLC
106 E. Rusk Street, Suite 200
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 in between E. Washington Street and Denison Street and along Houston Street

To Whom it May Concern,

I am writing to you on behalf of the City of Rockwall regarding the abandonment of the excess right-of-way in between E. Washington Street and Denison Street and along Houston Street, which is directly adjacent to your property at 306 E. Washington Street. 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 in between E. Washington Street and Denison Street and along Houston 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 in between E. Washington Street and Denison Street and along Houston 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.

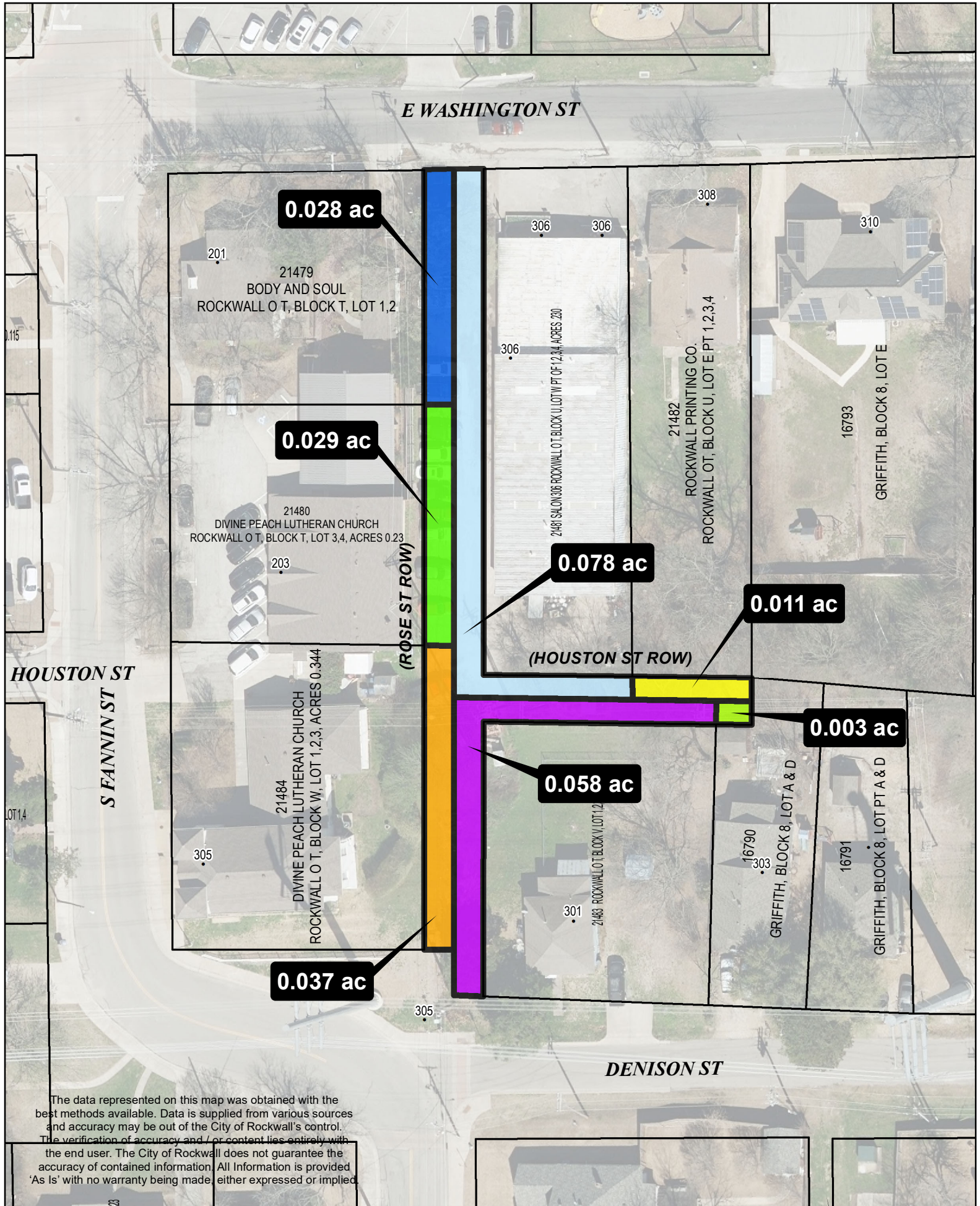
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The City of Rockwall appreciates your cooperation and looks forward to working with you to finalize this transaction. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning





DATE: 4/2/2025

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): LONNY MOLAN

PROPERTY OWNER ADDRESS: 400 MOSSY OAK DR.
JOSEPHINE, TX 75189

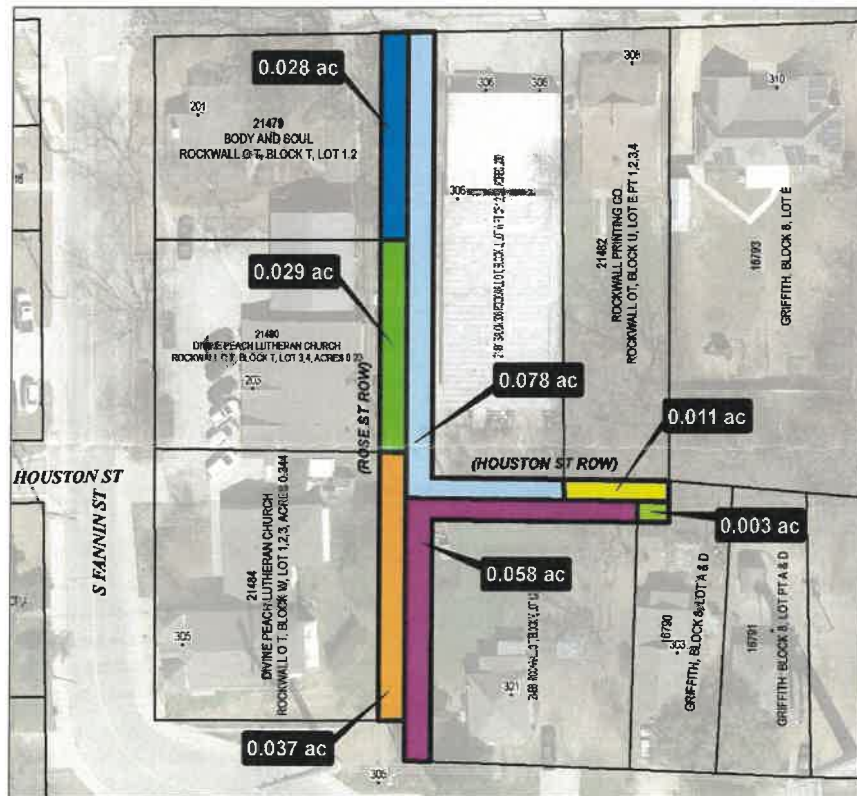
PROPERTY ADDRESS: 305 S. FANNIN ST.

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: *Lonny Molan*

PROPERTY OWNER'S SIGNATURE: _____

DATE: 4/10/2025

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): Jay Odom, Alison Odom

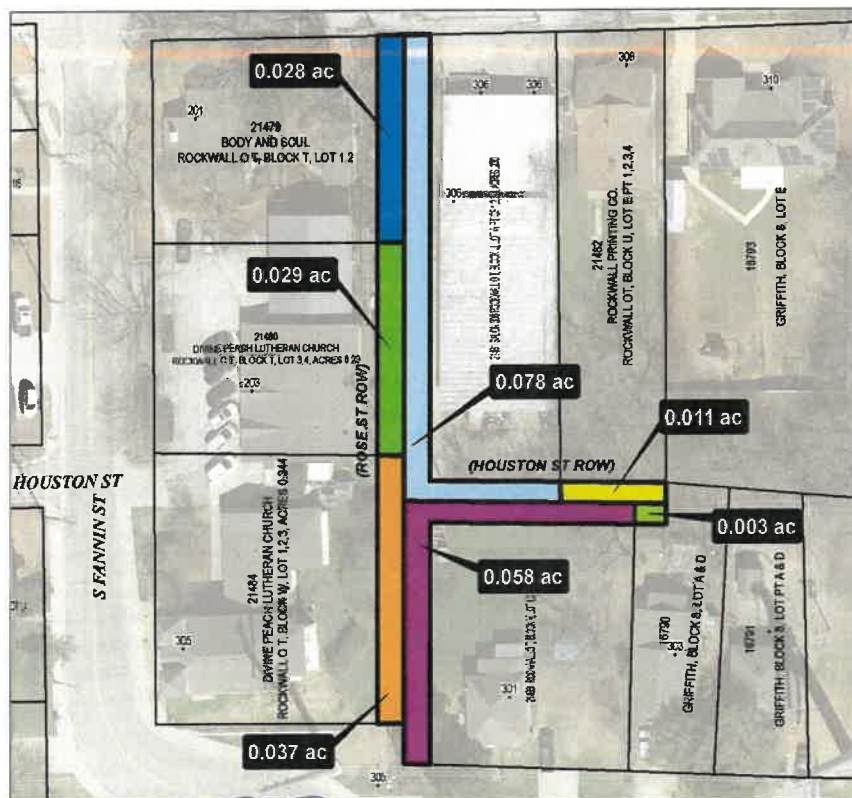
PROPERTY OWNER ADDRESS: 601 N. Fannin St

PROPERTY ADDRESS: _____
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: Jay Odom

PROPERTY OWNER'S SIGNATURE: Alison Odom

DATE:

3/20/05

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):

Jose and Felipa Torar

PROPERTY OWNER ADDRESS:

301 Denison
Rockwall, TX 75087

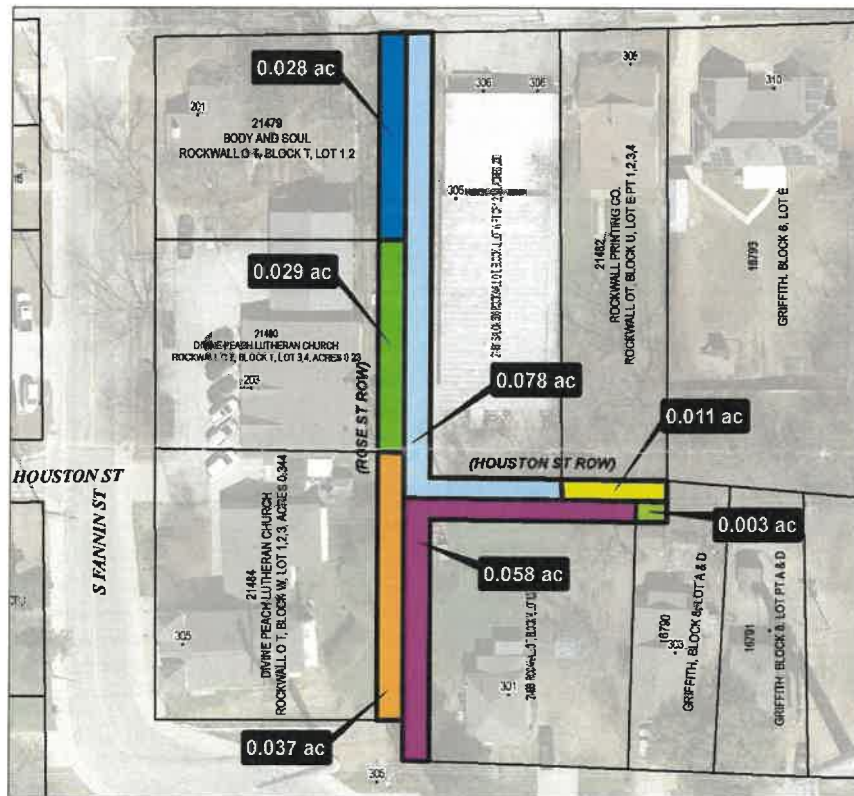
PROPERTY ADDRESS:

Rockwall, Texas 75087

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

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



PROPERTY OWNER'S SIGNATURE:

Jose L Torar

PROPERTY OWNER'S SIGNATURE:

Felipa Torar

DATE:

4-9-2025

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):

Justino & Adelina Tovar

PROPERTY OWNER ADDRESS:

303 Denison Street
Rockwall TX 75087

PROPERTY ADDRESS:

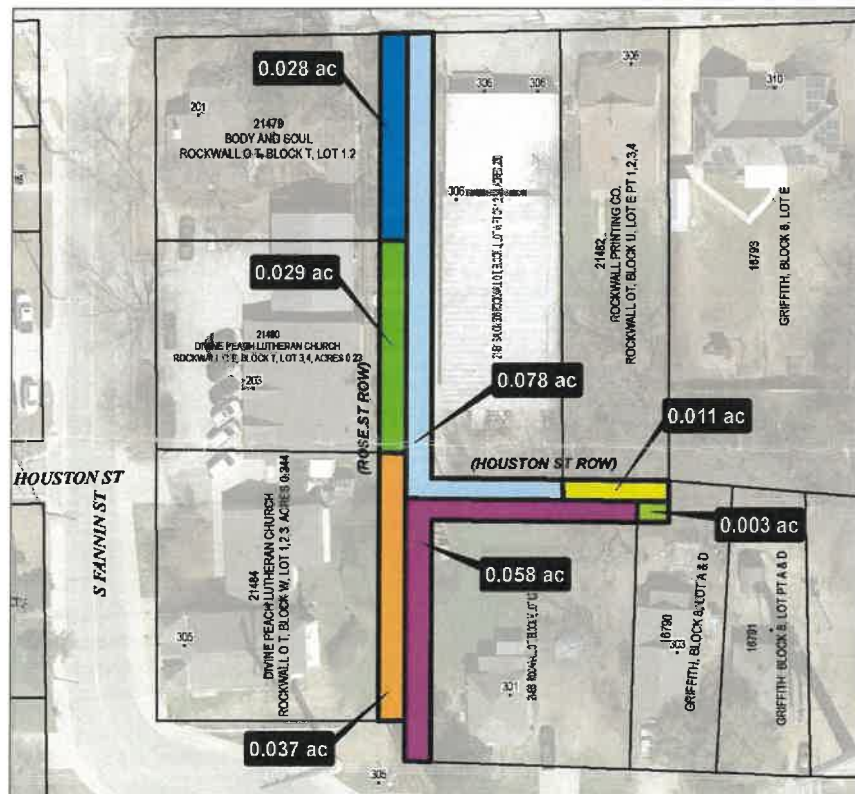
303 Denison Street

Rockwall, Texas 75087

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

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



PROPERTY OWNER'S SIGNATURE:

Justino Tovar

PROPERTY OWNER'S SIGNATURE:

Adelina Tovar

DATE:

4/11/2025

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):

Michael Swierdinsky

PROPERTY OWNER ADDRESS:

106 E. Rusk St, Suite 200
Rockwall, TX 75087

PROPERTY ADDRESS:

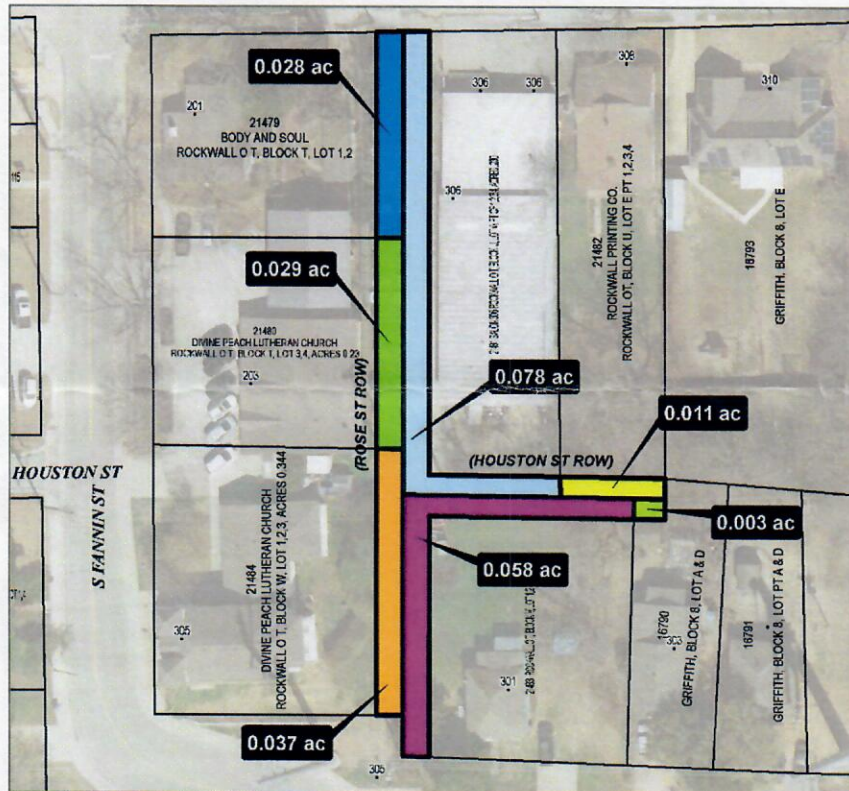
306 E. Washington

Rockwall, Texas 75087

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

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



PROPERTY OWNER'S SIGNATURE: _____

PROPERTY OWNER'S SIGNATURE: _____

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 November 3, 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 17TH DAY OF NOVEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

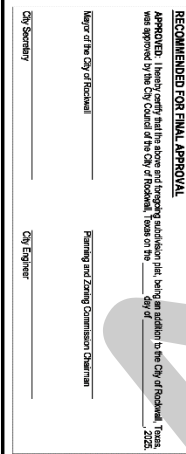
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 3, 2025

2nd Reading: November 17, 2025

DRAFT
ORDINANCE
11.03.2025

[illegible]

OWNER LOT 1
JAMES W. AND
JUDITH L. TOWAR
205 S. Clark St.
Rockwell, Texas 75087

OWNER LOT 2
JAMES W. AND
JUDITH L. TOWAR
205 S. Clark St.
Rockwell, Texas 75087


OWNER LOT 3
DANIELA C. CORTES
LITHIANNA CHURCH
210 Wanda Dr
Rockwell, Texas 75087

OWNER LOT 4
SRI S. S. LLC
205 S. Clark St
Rockwell, Texas 75087

OWNER LOT 5
GARY
MARIAN V. HUBBARD
205 S. Clark St
Rockwell, Texas 75087

PROJECT INFORMATION
 Project No. 2015-035
 Date: 01/26/2016
 Drawn By: E. M. F. Environmental Survey, Inc.
 Scale: 1"=30'
 SHEET 1 of 2

SHEET NO. 2025-036


 tnp
 THE NORTHERN NATIONAL PROJECTS

SURVEYOR
 E. M. F. Environmental Survey, Inc.
 425 West 10th Street, Suite 200
 Anchorage, Alaska 99501-3000
 Tel: 907.566.9171 Fax: 907.566.9172
 Web: www.tnpsurvey.com

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