



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION Maverick Ranch Addition

LOT 7 BLOCK A

GENERAL LOCATION Ranch Trail Rd

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE OFFICE

PROPOSED ZONING Commercial

PROPOSED USE OFFICE

ACREAGE 1.5 Ac

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER 1800 DALROCK, LLC

APPLICANT Doughrate, C Assou Inc

CONTACT PERSON Kevin Lloyd

CONTACT PERSON Dub Doughrate

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

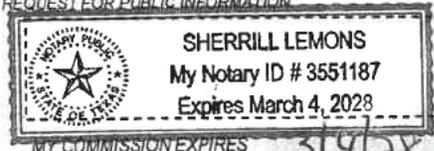
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin J. Lloyd [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 337.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF February, 2020

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





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



Case Location Map = 

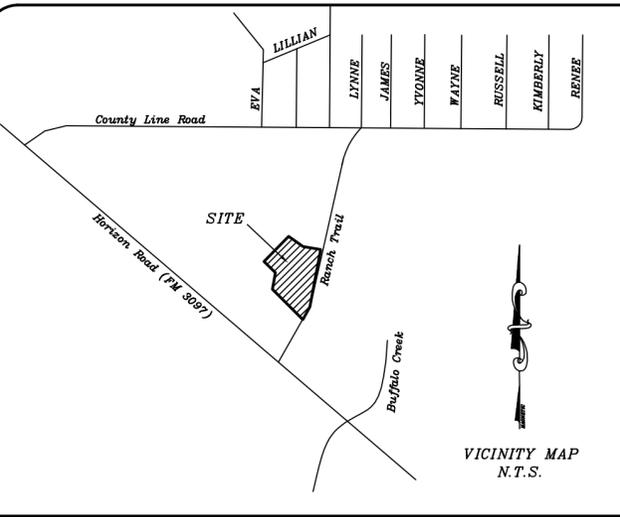


# City of Rockwall

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

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





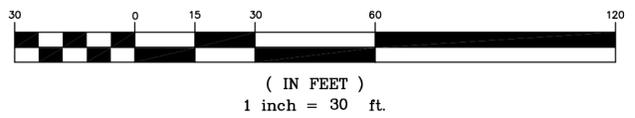
**LEGEND:**  
 IRF = Iron Rod Found  
 IRS = Iron Rod Set with yellow plastic cap "RLS 5664"  
 O.P.R.R.C.T. = Official Public Records of Rockwall County, Texas  
 P.R.R.C.T. = Plat Records of Rockwall County, Texas  
 (CM) = Control Monument  
 WS = Water Surface Elevation

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

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

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

GRAPHIC SCALE



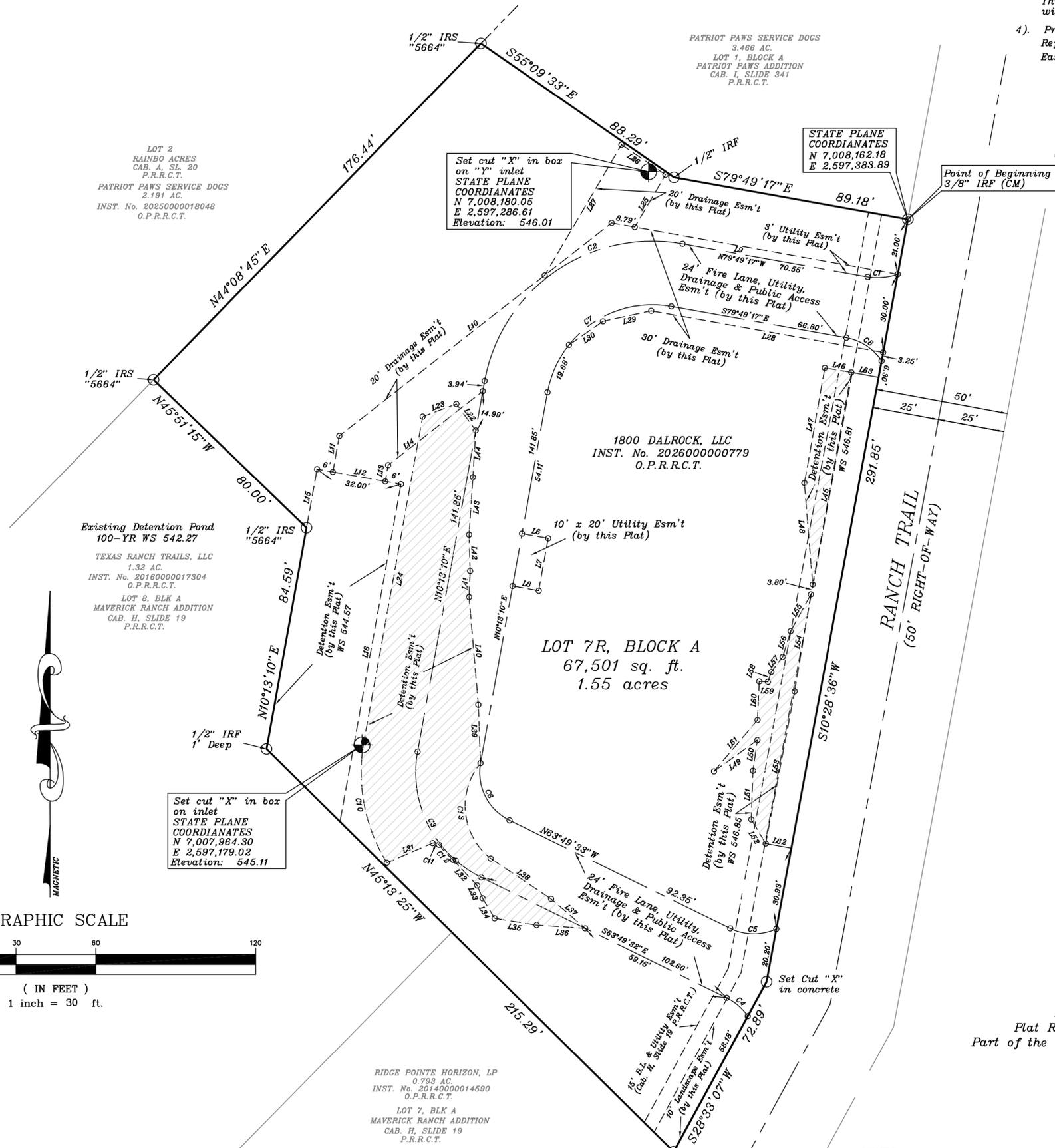
Existing Detention Pond  
 100-YR WS 542.27  
 TEXAS RANCH TRAILS, LLC  
 1.32 AC.  
 INST. No. 20180000017304  
 O.P.R.R.C.T.  
 LOT 8, BLK A  
 MAVERICK RANCH ADDITION  
 CAB. H, SLIDE 19  
 P.R.R.C.T.

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

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

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

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



**FINAL PLAT**  
**LOT 7R, BLOCK A**  
 A REPLAT OF  
 LOT 7, BLOCK A  
 MAVERICK RANCH ADDITION  
 Document No. 20200000019968  
 Plat Records of Rockwall, County, Texas  
 Part of the William Ford Survey, Abstract No. 80  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

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

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

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

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

SHEET 1 OF 2  
 Date: 02-19-2026

CITY CASE No. \_\_\_\_\_

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1800 DALROCK, LLC, the undersigned owner of the land shown on this plat, and designated herein as Lot 7R, Block A, MAVERICK RANCH Addition, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Lot 9, Block A, MAVERICK RANCH subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of steers in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by the storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewer, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such a written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer's progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: 1800 DALROCK, LLC

By:
FOR: (LIEN HOLDER)

BY: NAME:

TITLE:

NOTARY CERTIFICATE

STATE OF
COUNTY OF

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

Notary Signature

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

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

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

SHEET 2 OF 2
Date: 02-16-2026

CITY CASE No.

GENERAL NOTES

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

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

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

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

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

APPROVAL CERTIFICATE

APPROVED:

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

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL THIS DAY, 2026.

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

NOTARY CERTIFICATE

STATE OF
COUNTY OF

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

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

Notary Signature

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