



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Summer Lee Drive (Parcel IDs 19938, 19939, 19940, 86826, & 332359)

SUBDIVISION HARBOR SUMMIT ADDITION

LOT

1R

BLOCK

D

GENERAL LOCATION NE Corner of Sunset Ridge Drive & Summer Lee Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE COMMERCIAL

PROPOSED ZONING PD-32

PROPOSED USE COMMERCIAL

ACREAGE 2.365

LOTS [CURRENT] 6

LOTS [PROPOSED] 1

☒ **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 BURNS SUMMIT LLC

☒ APPLICANT BURNS SURVEYING

CONTACT PERSON TIMOTHY BURNS

CONTACT PERSON APRIL ROSS/ LISA ROSS

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

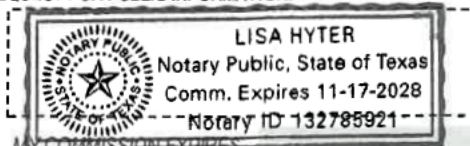
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Timothy Burns [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ July 20, 2026 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July 20 26 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 16th DAY OF July 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2026-027: Replat for Lot 7, Block A, George Morton Estate Addition

Case Location Map = 

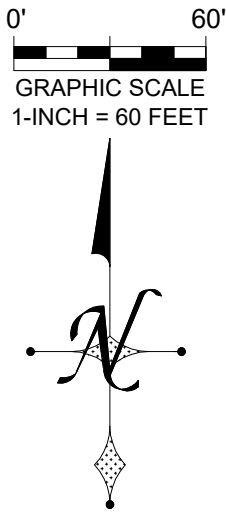
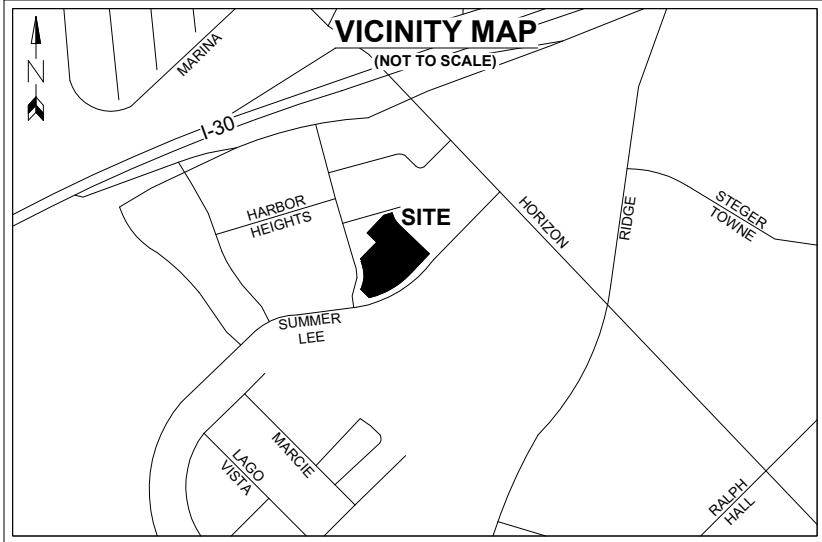


City of Rockwall

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

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





CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	120.00'	60.49'	$\Delta=28^{\circ}52'59''$	S $31^{\circ}44'20''$ E	59.85'
C2	467.50'	131.92'	$\Delta=16^{\circ}10'03''$	S $49^{\circ}26'32''$ W	131.48'
C3	467.50'	152.92'	$\Delta=18^{\circ}44'30''$	S $67^{\circ}07'27''$ W	152.24'
C4	126.00'	3.50'	$\Delta=01^{\circ}35'30''$	N $24^{\circ}30'20''$ E	3.50'
C5	174.00'	129.34'	$\Delta=42^{\circ}35'27''$	N $04^{\circ}00'18''$ E	126.39'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S $17^{\circ}17'50''$ E	15.66'
L2	S $43^{\circ}50'10''$ W	140.01'
L3	N $44^{\circ}57'37''$ W	66.91'
L4	N $17^{\circ}17'28''$ W	29.94'
L5	N $72^{\circ}42'32''$ E	7.72'
L6	N $45^{\circ}23'31''$ W	14.17'
L7	N $45^{\circ}31'17''$ W	75.02'
L8	N $43^{\circ}50'01''$ E	135.24'
L9	N $72^{\circ}41'58''$ E	49.17'

CITY OF ROCKWALL
VOL. 4324, PG. 290
& INST. NO. 2011-00444412
D.R.R.C.T.

LOT 6, BLOCK A
HARBOR DISTRICT ADDITION
INST. NO. 20210000005570
O.P.R.R.C.T.

O.E.
VOL. 7162, PG. 300
D.R.R.C.T.

508 EAST PLEASANT RUN
ROAD PROPERTY, LLC
INST. NO. 201400295338
O.P.R.R.C.T.

LOT 6, BLOCK A
GEORGE MORTON
ESTATE ADDITION
INST. NO.
20240000019254
O.P.R.R.C.T.

LOT 4, BLOCK A
GEORGE MORTON
ESTATE ADDITION
INST. NO.
20240000019254
O.P.R.R.C.T.

LOT 1R, BLOCK D
103,005 SQ. FT.
2.365 ACRES

CITY OF
ROCKWALL
INST. NO.
2011-00451634
O.P.R.R.C.T.

CITY OF
ROCKWALL
INST. NO.
2011-00444412
O.P.R.R.C.T.

LOT 1, BLOCK C
HARBOR DISTRICT ADDITION
INST. NO. 20140000003301
O.P.R.R.C.T.

CITY OF
ROCKWALL
INST. NO.
2011-00444412
O.P.R.R.C.T.

LOT 1, BLOCK A
HARBOR HILLS ADDITION
INST. NO. 20200000028578
O.P.R.R.C.T.

LOT 5, BLOCK A
HARBOR VILLAGE
ADDITION
INST. NO.
20190000020436
O.P.R.R.C.T.

LEGEND	
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
CAB	CABINET
SLD	SLIDE
ESMT.	EASEMENT
BL	BUILDING LINE
IRF	IRON ROD FOUND
YC	YELLOW CAP
IRS	IRON ROD SET WITH A YELLOW CAP STMPED "BURNS SURVEYING"
1	CABINET J. SLIDE 235 P.R.R.C.T.
2	INSTRUMENT NO. 20190000020436 O.P.R.R.C.T.
3	INSTRUMENT NO. 20240000019254 O.P.R.R.C.T.
4	INSTRUMENT NO. 20200000028578 O.P.R.R.C.T.
W.E.	WATER EASEMENT
O.E.	ONCOR EASEMENT
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
F.L.P.A.	FIRE LANE PUBLIC ACCESS EASEMENT

PROPERTY ADDRESS: SUMMER LEE DRIVE, ROCKWALL, TEXAS 75032
OWNER: BURNS SUMMIT, LLC
ADDRESS: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
PHONE: 214-326-1090

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202604779 PREPARATION DATE: 07/13/2026 DRAWN BY: ANR

FINAL PLAT LOT 1R, BLOCK D HARBOR SUMMIT ADDITION

BEING A REPLAT OF
LOT 5, BLOCK A, GEORGE MORTON ESTATE
INST. NO. 20240000019254 O.P.R.R.C.T.
LOT 1, BLOCK D, HARBOR DISTRICT ADDITION
CABINET I, SLIDE 7 P.R.R.C.T.
LOTS 1, 2, PT 3, PT 4, BLOCK 12 GEORGE MORTON ESTATE
CABINET A SLIDE 47B P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS Burns Summit, LLC is the owner of a 2.365 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas, same being those tracts of land conveyed to Burns Summit, LLC by General Warranty Deed recorded in Instrument Number 20260000013211, Official Public Records, Rockwall County, Texas, same being Lot 5, Block A, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20240000019254, Official Public Records, Rockwall, County, Texas, also being Lots 1, 2, a portion of 3, and a portion of 4, Block 12, and Lots 3 and 4, Block 11, George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47B, Plat Records, Rockwall County, Texas, also being Lot 1, Block D, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet I, Slide 7, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being at the intersection of the Southeast Right-of-Way line of Pinnacle Way (a 58 foot Right-of-Way) and the West Right-of-Way line of Glen Hill Way (a 50 foot Right-of-Way);

THENCE South 17 degrees 17 minutes 50 seconds East, a distance of 15.66 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" found for corner, said corner lying along the Southwest Right-of-Way line of said Glen Hill Way, said corner being the beginning of a tangent curve to the left having a radius of 120.00 feet, a delta angle of 28 degrees 52 minutes 59 seconds, a chord bearing and distance of South 31 degrees 44 minutes 20 seconds East 59.85 feet;

THENCE along said curve to the left an arc length of 60.49 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southwest Right-of-Way line of said Glen Hill Way;

THENCE South 46 degrees 10 minutes 29 seconds East, a distance of 237.45 feet to a 1/2 inch iron rod with a yellow cap stamped "5034" found for corner, said corner being at the intersection of the Southwest Right-of-Way line of said Glen Hill Way and the Northwest Right-of-Way line of Summer Lee Drive (a variable width Right-of-Way);

THENCE South 43 degrees 50 minutes 10 seconds West, a distance of 140.01 feet to a 1/2 inch iron rod found for corner, said corner lying along the Northwest Right-of-Way line of said Summer Lee Drive, same being the beginning of a non-tangent curve to the right having a radius of 467.50 feet, a delta angle of 16 degrees 10 minutes 03 seconds, a chord bearing and distance of South 49 degrees 26 minutes 32 seconds West 131.48 feet;

THENCE along said curve to the right an arc length of 131.92 feet to a 1/2 inch iron rod with a yellow cap stamped "5034" found for corner, said corner lying along the Northwest Right-of-Way line of said Summer Lee Drive, same being the beginning of a non-tangent curve to the right having a radius of 467.50 feet, a delta angle of 18 degrees 44 minutes 30 seconds, a chord bearing and distance of South 67 degrees 07 minutes 27 seconds West 152.24 feet;

THENCE along said curve to the right an arc length of 152.92 feet to a 1/2 inch iron rod with a yellow cap stamped "5034" found for corner, said corner lying along the Northwest Right-of-Way line of said Summer Lee Drive, same being the East corner of a tract of land conveyed to the City of Rockwall by deed recorded in Instrument Number 2011-00444412, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 57 minutes 37 seconds West, a distance of 66.91 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said City of Rockwall tract, same lying along the Southeast Right-of-Way line of Sunset Ridge Drive (a variable width Right-of-Way), said corner being the beginning of a non-tangent curve to the left having a radius of 126.00 feet, a delta angle of 01 degree 35 minutes 30 seconds, a chord bearing and distance of North 24 degrees 30 minutes 20 seconds East 3.50 feet;

THENCE along said curve to the left an arc length of 3.50 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southeast Right-of-Way line of said Sunset Ridge Drive, same being the beginning of a curve to the left having a radius of 174.00 feet, a delta angle of 42 degrees 35 minutes 27 seconds, a chord bearing and distance of North 04 degrees 00 minutes 18 seconds East 126.39 feet;

THENCE along said curve to the left an arc length of 129.34 feet to a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of said Sunset Ridge Drive;

THENCE North 17 degrees 17 minutes 28 seconds West, a distance of 29.94 feet to a 1/2 inch iron rod found for corner, said corner lying along the East Right-of-Way line of said Sunset Ridge Drive;

THENCE North 72 degrees 42 minutes 32 seconds East, a distance of 7.72 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 23 minutes 31 seconds West, a distance of 14.17 feet to a 1/2 inch iron rod with a yellow cap stamped "Burns Surveying" set for corner;

THENCE North 44 degrees 12 minutes 48 seconds East, a distance of 130.81 feet to a 1/2 inch iron rod with a yellow cap stamped "5034" found for corner, said corner being the East corner of a tract of land conveyed to the City of Rockwall by deed recorded in Instrument Number 2011-00451634, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 31 minutes 17 seconds West, a distance of 75.02 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" found for corner, said corner being an inner "ell" corner of said City of Rockwall tract (2011-00451634);

THENCE North 43 degrees 50 minutes 01 second East, a distance of 135.24 feet to a 1/2 inch iron rod found for corner, said corner being the most Easterly corner of said City of Rockwall tract (2011-00451634), same lying along the Southeast Right-of-Way line of said Pinnacle Way;

THENCE North 72 degrees 41 minutes 58 seconds East, a distance of 49.17 feet to the POINT OF BEGINNING and containing 103,005 square feet or 2.365 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Burns Summit, LLC, the undersigned owners of the land shown on this plat, and designated herein as the **HARBOR SUMMIT ADDITION**, 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. We further certify that all other parties who have a mortgage or lien interest in the **HARBOR SUMMIT ADDITION**, subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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.

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 the dedication of exactions made herein.

Owner: Burns Summit, LLC
Agent: Timothy Burns

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Timothy Burns, 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 expressed, in the capacity therein stated.

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

Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20____.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM 6 EXISTING LOTS AND A PORTION OF 2 EXISTING LOTS.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/26/2008, ZONE X.
- SUBDIVIDER'S STATEMENT: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- FIRE LANES: ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.

CERTIFICATE OF APPROVAL

APPROVED:
I hereby certify that the above and foregoing plat **HARBOR SUMMIT ADDITION**, being an addition of the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION DIRECTOR

CITY ENGINEER

FINAL PLAT
LOT 1R, BLOCK D
HARBOR SUMMIT ADDITION

BEING A REPLAT OF
LOT 5, BLOCK A, GEORGE MORTON ESTATE
INST. NO. 20240000019254 O.P.R.R.C.T.
LOT 1, BLOCK D, HARBOR DISTRICT ADDITION
CABINET I, SLIDE 7 P.R.R.C.T.
LOTS 1, 2, PT 3, PT 4, BLOCK 12 GEORGE MORTON ESTATE
CABINET A SLIDE 47B P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202604779 PREPARATION DATE: 07/13/2026 DRAWN BY: ANR

PROPERTY ADDRESS: SUMMER LEE DRIVE, ROCKWALL, TEXAS 75032
OWNER: BURNS SUMMIT, LLC
ADDRESS: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
PHONE: 214-326-1090