



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-020 P&Z DATE 5/14/2019 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> <u>Robert Human</u>
<u>- Ext 104 -</u>
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# 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 (Resolution No. 05-22) [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> # 645 84
- 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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### 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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 2911 Greenway Dr. Rockwall, Tx 75078

Subdivision RISD Elementary School Addition

Lot

1

Block

A

General Location Intersection of 552 & Greenway Dr

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

Current Zoning Single-Family 16 (SF-16) District



Current Use Public School

Proposed Zoning Single-Family 16 (SF-16) District



Proposed Use Public School

Acreage

17.292

Lots [Current]

1

Lots [Proposed]

1

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Rockwall ISD

Applicant Glenn Engineering

Contact Person William Salee

Contact Person Robert Howman

Address 1050 Williams St

Address 105 Decker Ct. #910

City, State & Zip Rockwall, Tx 75078

City, State & Zip Irving, tx 75062

Phone 9727710605

Phone 9727175151

E-Mail will.salee@rockwallisd.org

E-Mail rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Robert Howman [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 645.84, 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 24<sup>th</sup> day of APRIL, 2019.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires

9/11/19





**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 4/25/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Thursday May 9th, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: P2019-020**  
**Project Name: Block A, Lot 2, RISD Elementary School Addition**  
**Project Type: PLAT**  
**Applicant Name: GLENN ENGINEERING**  
**Owner Name: STONE, CREEK BALANCE LTD**  
**Project Description:**



# RECEIPT

Project Number: P2019-020  
Job Address: 2911 GREENWAY DR  
ROCKWALL, TX 75087

Receipt Number: B84976

Printed: 6/11/2019 10:38 am

Fee Description	Account Number	Fee Amount
CREDIT CARD PROCESSING FEE	01-4015	\$ 12.92
PLATTING	01-4280	\$ 645.84

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**Total Fees Paid:**

**\$ 658.76**

Date Paid: 4/25/2019 12:00:00AM

Paid By: Howman/Robert

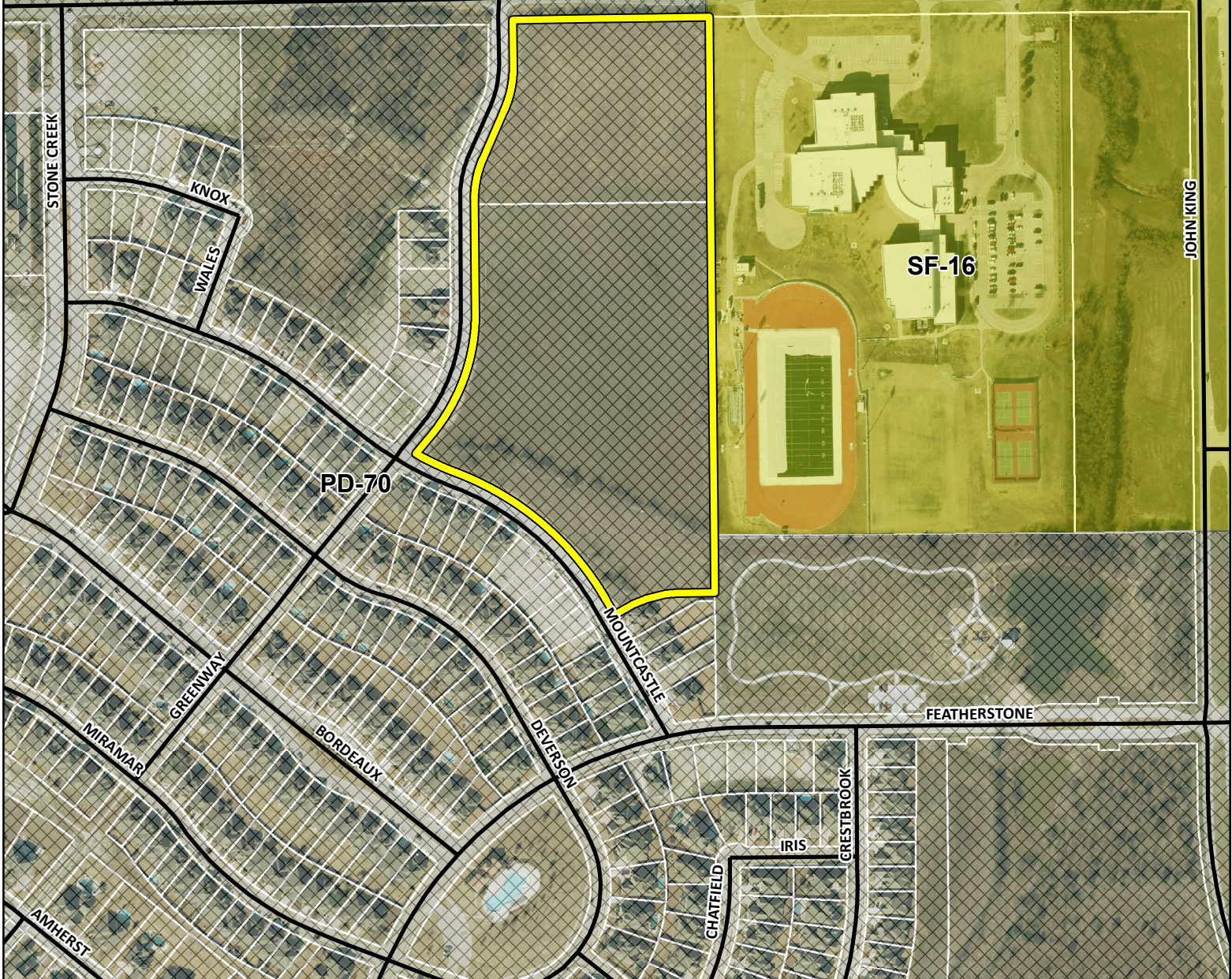
Pay Method: MC

Received By: LM





P2019-020 - LOT 2, BLOCK A, RISD ELEMENTARY SCHOOL ADDITION  
 FINAL PLAT - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.







# 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

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**TO:** Planning and Zoning Commission  
**DATE:** May 28, 2019  
**APPLICANT:** Robert Howman; *Glen Engineering*  
**CASE NUMBER:** P2019-020; *Lot 2, Block A, RISD Elementary School Addition*

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### **SUMMARY**

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

### **PLAT INFORMATION**

- The objective of this request is to final plat a 17.2922-acre tract of land [*i.e. Lot 1, Block A, RISD Elementary School Addition & Tract 2-7 of the W. T. Deweese Survey*], creating one (1) tract of land [*i.e. Lot 2, Block A, RISD Elementary School Addition*] for the purpose of constructing a single-story, 91,983 SF public school facility [*i.e. RISD Elementary School No. 15*], and adding the necessary fire lane and utility easements for this development. The property is zoned Planned Development District 70 (PD-70) for single-family land uses and is addressed as 2911 Greenway Drive.
- On October 19, 2009, the City Council approved Planned Development District 70 (PD-70) [*i.e. Ordinance No. 09-44*] allowing for Single Family 10 (SF-10) and limited General Retail (GR) District land uses on the subject property.
- On November 11, 2018, the Planning and Zoning Commission approved a site plan [*i.e. SP2018-032*] allowing for the construction of a public-school facility. As a condition of approval of this case, a treescape plan was required to be submitted with the final plat. The applicant has provided a treescape plan indicating a total of 224-caliper-inches will be removed from the site. Additionally, the applicant has also provided a landscape plan showing mitigation for all the inches being removed [*i.e. 75, three (3)-inch trees = 225-caliper inches*]. This satisfies the mitigation requirements. Approval of this plat shall constitute the approval of the proposed treescape and mitigation plans.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- 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*.



## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 2, Block A, RISD Elementary School 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 plat;
- (2) Any construction resulting from the approval of this 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.

## City of Rockwall Project Plan Review History



<b>Project Number</b> P2019-020	<b>Owner</b> STONE, CREEK BALANCE LTD	<b>Applied</b> 4/25/2019 LM
<b>Project Name</b> Block A, Lot 2, RISD Elementary School	<b>Applicant</b> GLENN ENGINEERING	<b>Approved</b>
<b>Type</b> Addition		<b>Closed</b>
<b>Subtype</b> FINAL		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 2911 GREENWAY DR	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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<b>Subdivision</b> RISD ELEMENTARY SCHOOL ADDITION - LOT 1	<b>Tract</b> 1	<b>Block</b> A	<b>Lot No</b> 1	<b>Parcel No</b> 4729-000A-0001-00-0R	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/25/2019	5/2/2019	4/30/2019	5	APPROVED	
ENGINEERING (5/23/2019 10:20 AM SH) - Minimum easement width is 20'. Update the drainage easement at the northeast corner of the property. - Overlapping text near L58 can't be read. - The drainage easement to the middle school property is private and does not need to be included on the plat.	Sarah Hager	4/25/2019	5/2/2019	5/23/2019	28	COMMENTS	
FIRE	Ariana Hargrove	4/25/2019	5/2/2019	5/15/2019	20	APPROVED	
GIS (5/22/2019 11:56 AM LS) Address will be: 2911 GREENWAY DR, ROCKWALL, TX 75087	Lance Singleton	4/25/2019	5/2/2019	5/22/2019	27	APPROVED	See comments
PLANNING	David Gonzales	4/25/2019	5/2/2019	5/23/2019	28	COMMENTS	See comments



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District(RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM552, and take any action necessary.

\*\* Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

\*\* Planning Department General Comments to be addressed:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document
2. Provide a label indicating "Case No. P2019-020" on the lower right corner on all pages of the revised final plat
3. Move label adjacent to L68 to be visible. Cut off at the match line.
4. Relabel Title Block as FINAL PLAT at the heading
5. Treescape plan requires approval by the Planning and Zoning Commission

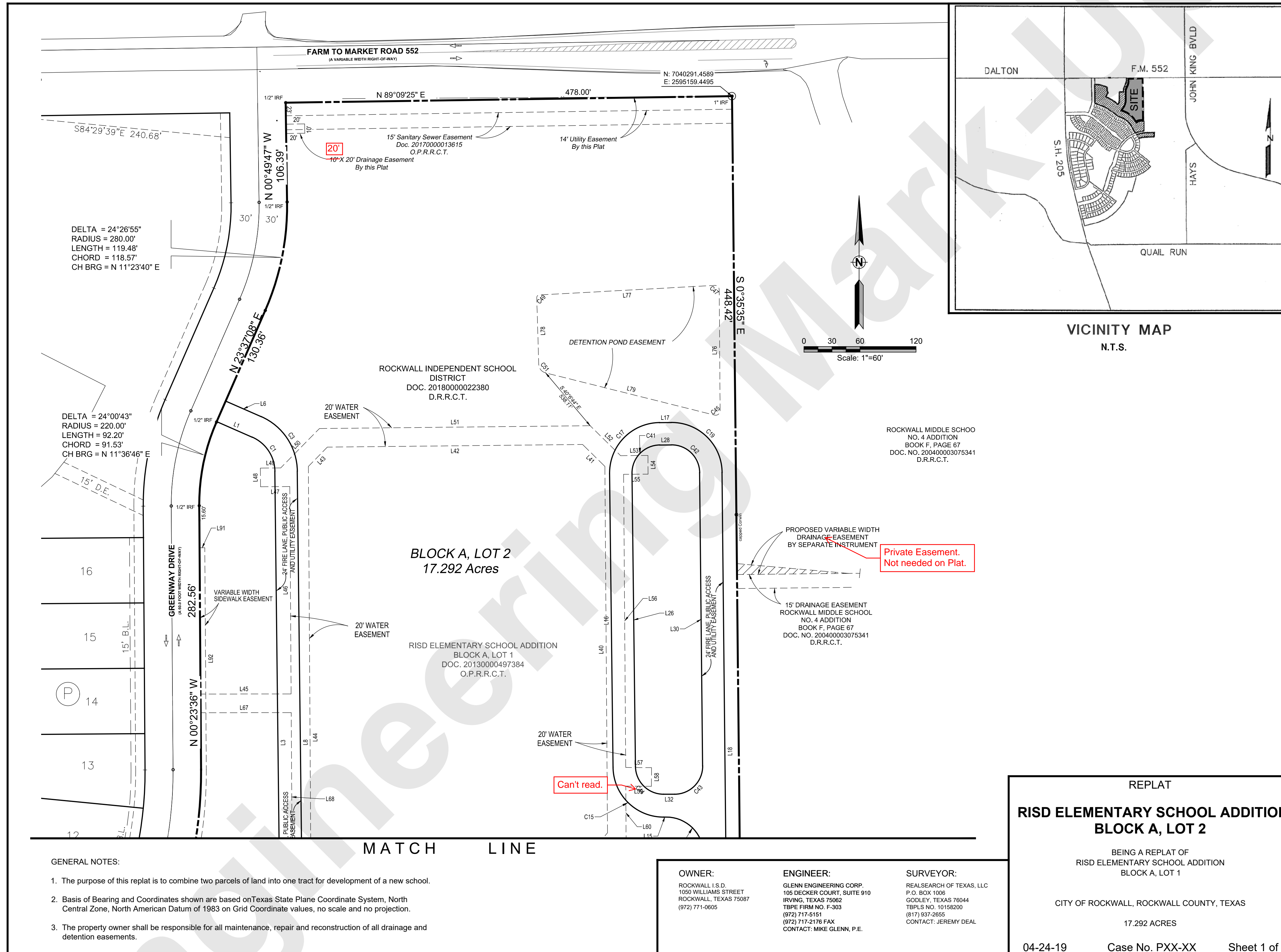
\*\* As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing \*\*

\*\* Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Planning - Consent Agenda: May 28, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: June 3, 2019 (Monday at 6:00 p.m.)



DELTA = 24°26'55"  
 RADIUS = 280.00'  
 LENGTH = 119.48'  
 CHORD = 118.57"  
 CH BRG = N 11°23'40" E

DELTA = 24°00'43"  
 RADIUS = 220.00'  
 LENGTH = 92.20'  
 CHORD = 91.53"  
 CH BRG = N 11°36'46" E

**BLOCK A, LOT 2**  
 17.292 Acres

RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 1  
 DOC. 20130000497384  
 O.P.R.R.C.T.

MATCH LINE

**GENERAL NOTES:**

1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
2. Basis of Bearing and 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.
3. The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

**OWNER:**  
 ROCKWALL I.S.D.  
 1050 WILLIAMS STREET  
 ROCKWALL, TEXAS 75087  
 (972) 771-0905

**ENGINEER:**  
 GLENN ENGINEERING CORP.  
 105 DECKER COURT, SUITE 910  
 IRVING, TEXAS 75062  
 TIRE FIRM NO. F-303  
 (972) 717-5151  
 (972) 717-2176 FAX  
 CONTACT: MIKE GLENN, P.E.

**SURVEYOR:**  
 REALSEARCH OF TEXAS, LLC  
 P.O. BOX 1006  
 GODLEY, TEXAS 76044  
 TSPS NO. 10158200  
 (817) 937-2655  
 CONTACT: JEREMY DEAL

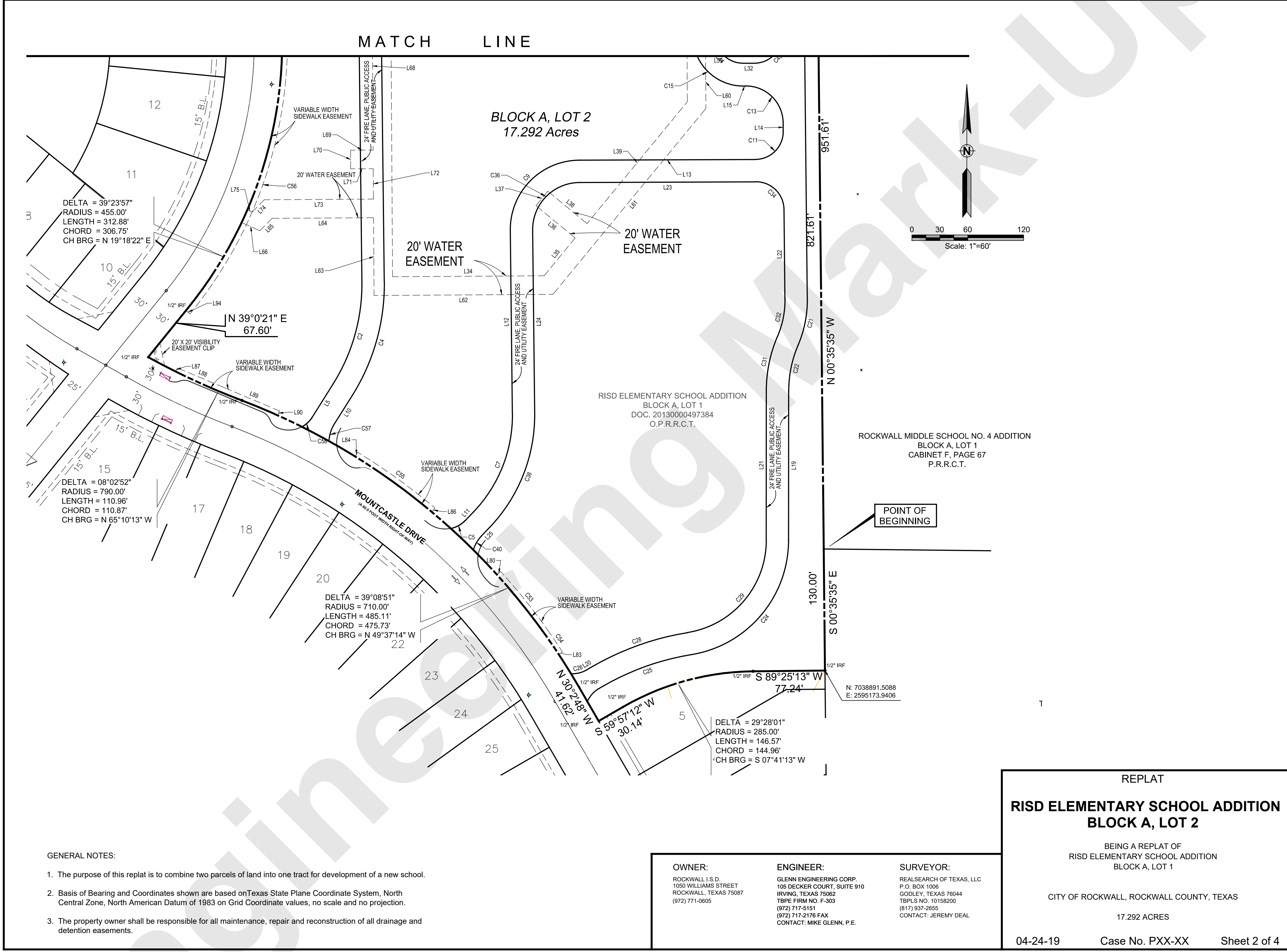
**REPLAT**  
**RISD ELEMENTARY SCHOOL ADDITION**  
**BLOCK A, LOT 2**

BEING A REPLAT OF  
 RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES





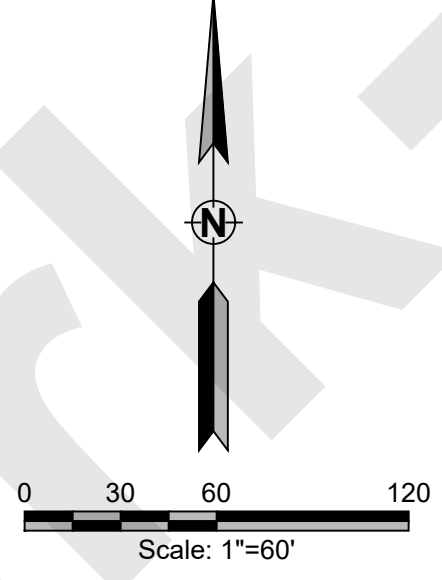
MATCH LINE

BLOCK A, LOT 2  
17.292 Acres

RISD ELEMENTARY SCHOOL ADDITION  
BLOCK A, LOT 1  
DOC. 20130000497384  
O.P.R.R.C.T.

ROCKWALL MIDDLE SCHOOL NO. 4 ADDITION  
BLOCK A, LOT 1  
CABINET F, PAGE 67  
P.R.R.C.T.

POINT OF BEGINNING



- GENERAL NOTES:
1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
  2. Basis of Bearing and 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.
  3. The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

<b>OWNER:</b> ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0905	<b>ENGINEER:</b> GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TYPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.	<b>SURVEYOR:</b> REALSEARCH OF TEXAS, LLC P.O. BOX 1006 GODLEY, TEXAS 76044 TSPS NO. 10158200 (817) 937-2655 CONTACT: JEREMY DEAL
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REPLAT  
**RISD ELEMENTARY SCHOOL ADDITION  
BLOCK A, LOT 2**  
  
BEING A REPLAT OF  
RISD ELEMENTARY SCHOOL ADDITION  
BLOCK A, LOT 1  
  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
  
17.292 ACRES  
  
04-24-19 Case No. PXX-XX Sheet 2 of 4

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	41.54	S66° 22' 53"E	L25	12.72	S43° 48' 28"W	L49	21.81	N89° 24' 25"E
L3	580.95	S00° 38' 51"E	L26	313.98	N00° 41' 04"W	L50	59.16	N44° 31' 31"E
L5	42.65	S32° 08' 19"W	L28	12.39	N89° 24' 25"E	L51	289.88	N89° 24' 25"E
L6	41.54	S66° 22' 53"E	L30	314.08	S00° 35' 35"E	L52	45.74	S45° 30' 00"E
L8	580.95	S00° 38' 51"E	L32	11.89	S89° 53' 32"W	L53	29.24	N89° 35' 35"E
L10	36.05	S32° 08' 19"W	L34	162.77	N89° 38' 37"E	L54	20.00	S00° 24' 25"E
L11	12.72	N43° 48' 28"E	L35	52.62	N39° 27' 49"E	L55	26.15	S89° 35' 35"W
L12	196.75	N00° 38' 51"W	L36	54.62	N50° 32' 11"W	L56	313.98	S00° 24' 25"E
L13	189.05	N89° 46' 30"E	L37	20.00	N39° 27' 49"E	L57	27.66	S89° 33' 53"E
L14	9.02	N00° 10' 20"W	L38	54.62	S50° 32' 11"E	L58	20.00	S00° 26' 07"W
L15	2.61	S89° 53' 32"W	L39	169.56	N39° 27' 49"E	L59	27.45	N89° 33' 53"W
L16	314.43	N00° 41' 04"W	L40	392.43	N00° 24' 25"W	L60	57.25	S00° 21' 23"E
L17	12.39	N89° 24' 25"E	L41	33.49	N45° 30' 00"W	L61	258.59	S39° 27' 49"W
L18	597.57	S00° 35' 35"E	L42	273.31	S89° 24' 25"W	L62	192.13	S89° 38' 37"W
L19	160.72	S00° 02' 14"W	L43	28.99	S44° 31' 31"W	L63	83.52	N00° 21' 23"W
L20	7.25	N59° 57' 12"E	L44	580.39	S00° 21' 23"E	L64	109.00	S89° 38' 37"W
L21	160.72	N00° 02' 14"E	L45	100.80	N89° 56' 49"E	L65	18.72	S44° 38' 37"W
L22	96.09	N00° 35' 35"W	L46	222.20	N00° 21' 23"W	L66	21.39	N65° 39' 49"W
L23	189.61	S89° 46' 30"W	L47	31.36	S89° 24' 25"W	L67	100.91	N89° 56' 49"E
L24	196.75	S00° 38' 51"E	L48	20.00	N00° 35' 35"W	L68	180.67	S00° 21' 23"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L69	24.21	S89° 46' 40"W	L92	237.60	S00° 23' 36"E
L70	20.00	S00° 13' 20"E	L94	5.60	N50° 59' 39"W
L71	24.25	N89° 46' 40"E			
L72	32.63	S00° 21' 23"E			
L73	117.28	S89° 38' 37"W			
L74	18.41	S44° 38' 37"W			
L75	5.61	N65° 39' 49"W			
L76	129.59	N00° 24' 55"W			
L77	188.07	S86° 52' 11"W			
L78	71.50	S01° 42' 39"E			
L79	186.48	S75° 58' 18"E			
L80	5.19	N47° 49' 58"E			
L83	4.74	S56° 34' 52"W			
L84	5.23	N31° 46' 30"E			
L86	5.37	S39° 58' 44"W			
L87	4.24	N26° 10' 23"E			
L88	55.31	S67° 16' 05"E			
L89	63.78	S67° 05' 42"E			
L90	5.07	S24° 09' 41"W			
L91	5.62	N89° 36' 24"E			

Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	46.46	46.46	065°44'02"	C32	41.46	41.46	023°45'21"
C2	114.73	114.73	032°47'11"	C34	46.95	46.95	089°39'44"
C3	74.00	74.00	065°44'02"	C36	79.70	79.70	090°25'22"
C4	128.47	128.47	032°47'11"	C38	135.39	135.39	044°27'19"
C5	17.73	17.73	033°51'46"	C40	17.19	17.19	027°21'33"
C7	116.77	116.77	044°27'19"	C41	47.17	47.17	090°05'29"
C9	117.57	117.57	090°25'22"	C42	47.12	47.12	090°00'00"
C11	47.10	47.10	089°56'50"	C43	47.38	47.38	090°29'07"
C13	62.83	62.83	090°00'00"	C44	46.82	46.82	089°25'24"
C15	84.28	84.28	089°25'24"	C45	8.66	8.66	104°26'38"
C17	84.91	84.91	090°05'29"	C47	7.69	7.69	092°42'54"
C19	84.82	84.82	090°00'00"	C49	4.25	4.25	088°34'50"
C21	51.41	51.41	023°45'21"	C51	12.64	12.64	074°15'39"
C22	50.05	50.05	023°07'33"	C53	81.56	81.56	007°17'42"
C24	175.54	175.54	080°46'59"	C54	27.64	27.64	002°28'21"
C25	100.51	100.51	020°51'58"	C55	102.44	102.44	009°04'33"
C26	17.30	17.30	033°01'58"	C56	319.88	319.88	039°47'25"
C28	109.24	109.24	020°51'46"	C57	19.51	19.51	029°24'51"
C29	141.69	141.69	080°46'44"	C58	15.16	15.16	028°57'10"
C31	59.74	59.74	023°07'33"				

GENERAL NOTES:

- The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
- Basis of Bearing and 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.
- The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

OWNER:  
ROCKWALL I.S.D.  
1050 WILLIAMS STREET  
ROCKWALL, TEXAS 75087  
(972) 771-0905

ENGINEER:  
GLENN ENGINEERING CORP.  
105 DECKER COURT, SUITE 910  
IRVING, TEXAS 75062  
TYPE FIRM NO. F-303  
(972) 717-5151  
(972) 717-2176 FAX  
CONTACT: MIKE GLENN, P.E.

SURVEYOR:  
REALSEARCH OF TEXAS, LLC  
P.O. BOX 1006  
GODLEY, TEXAS 76044  
TSPLS NO. 10158200  
(817) 937-2655  
CONTACT: JEREMY DEAL

REPLAT  
**RISD ELEMENTARY SCHOOL ADDITION  
BLOCK A, LOT 2**

BEING A REPLAT OF  
RISD ELEMENTARY SCHOOL ADDITION  
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

STATE OF TEXAS §

COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS Rockwall Independent School District is the owner of a 17.292 acre tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being all of a Lot 1, Block A, RISD Elementary School Addition to the City of Rockwall as recorded in Document No. 20130000497134, official Public Records, Rockwall County, Texas, and being all of a 5.288 acre tract of land conveyed to Rockwall Independent School District according to the deed recorded in Document No. 20180000022380, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of a Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas;
THENCE, South 00° 35'35" East, for a distance of 130.00 feet, to a 1/2 inch iron rod set with Yellow Cap;
THENCE South 89°25'13" West, for a distance of 77.24 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 285.00 feet, a central angle of 29°28'01", and a tangent of 74.95 feet;
THENCE, continuing along said curve to the left for an arc distance of 146.57 feet (Chord Bearing South 74°41'12" West - 144.96 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of tangency;
THENCE, South 59°57'12" West, for a distance of 30.14 feet, to a 1/2 inch iron rod set with Yellow Cap;
THENCE, North 30°02'48" West, for a distance of 41.62 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 710.00 feet, a central angle of 39°08'51", and a tangent of 252.45 feet;
THENCE, along said curve to the left for an arc distance of 485.11 feet (Chord Bearing North 49°37'14" West - 475.73 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of reverse curvature of a curve to the right, having a radius of 790.00 feet, a central angle of 08°02'52", and a tangent of 55.57 feet;
THENCE, along said curve to the right for an arc distance of 110.96 feet (Chord Bearing North 65°10'13" West - 110.87 feet), to a 1/2 inch iron rod set with Yellow Cap;
THENCE, North 39°00'21" East, for a distance of 67.60 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 39°23'57", and a tangent of 162.91 feet;
THENCE, along said curve to the left for an arc distance of 312.88 feet (Chord Bearing North 19°18'22" East - 306.75 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of tangency;
THENCE, North 00°23'36" West, for a distance of 282.56 feet passing the northwest corner at 266.96 feet of said Block A, Lot 1, to a 1/2 inch iron rod set with Yellow Cap, said point being the beginning of a curve to the right having a central angle of 24°00'43", a radius of 220.00 feet and a chord bearing of North 11°36'46" East and a chord distance of 91.53 feet;
THENCE, along said curve to the right an arc length of 92.20 feet to a point for corner;
THENCE, North 23°37'06" East, a distance of 130.36 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 24°26'55", a radius of 280.00 feet, a chord bearing of North 11°23'40" East and a chord distance of 118.57 feet;
THENCE, along said curve to the left an arc length of 119.48 feet to a point for corner;
THENCE, North 00°49'47" West, a distance of 106.39 feet to a point for corner;
THENCE, North 89° 09'25" East, a distance of 478.00 feet to a point for corner;
THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 1270.03 feet, to the POINT OF BEGINNING and containing 17.292 acres of land.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

GENERAL NOTES

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Jeremy Luke Deal, 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.

Jeremy Luke Deal, Registered Public Surveyor No. 5696

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, BLOCK A, LOT 2, RISD ELEMENTARY 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 (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT

President, Board of Trustees Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

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 \_\_\_\_\_, 20\_\_.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer

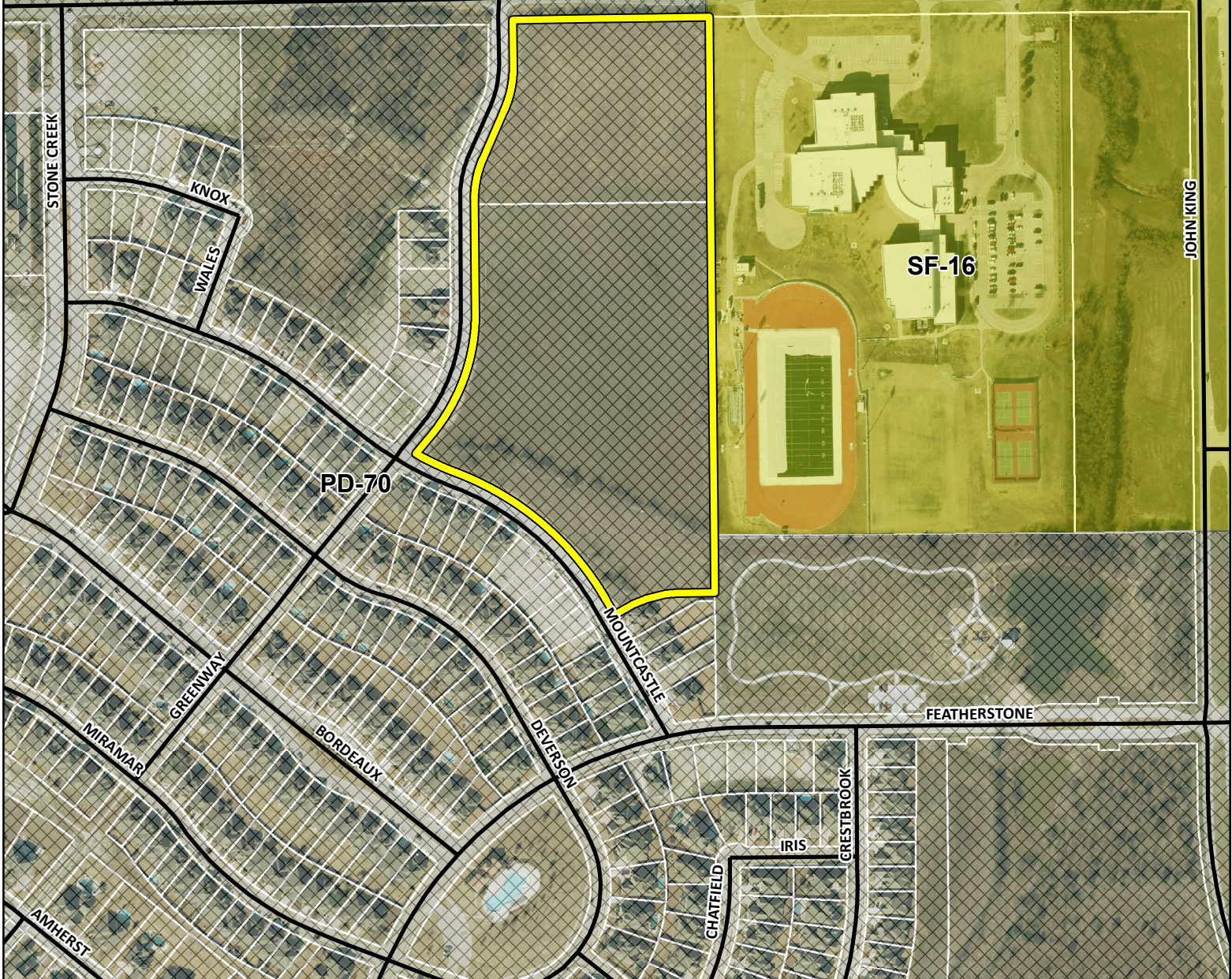
OWNER: ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0905
ENGINEER: GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TYPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.
SURVEYOR: REALSEARCH OF TEXAS, LLC P.O. BOX 1006 GODLEY, TEXAS 76044 TSP/S NO. 10158200 (817) 937-2655 CONTACT: JEREMY DEAL

REPLAT
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 2
BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
17.292 ACRES
04-24-19 Case No. PXX-XX Sheet 4 of 4





P2019-020 - LOT 2, BLOCK A, RISD ELEMENTARY SCHOOL ADDITION  
 FINAL PLAT - LOCATION MAP =



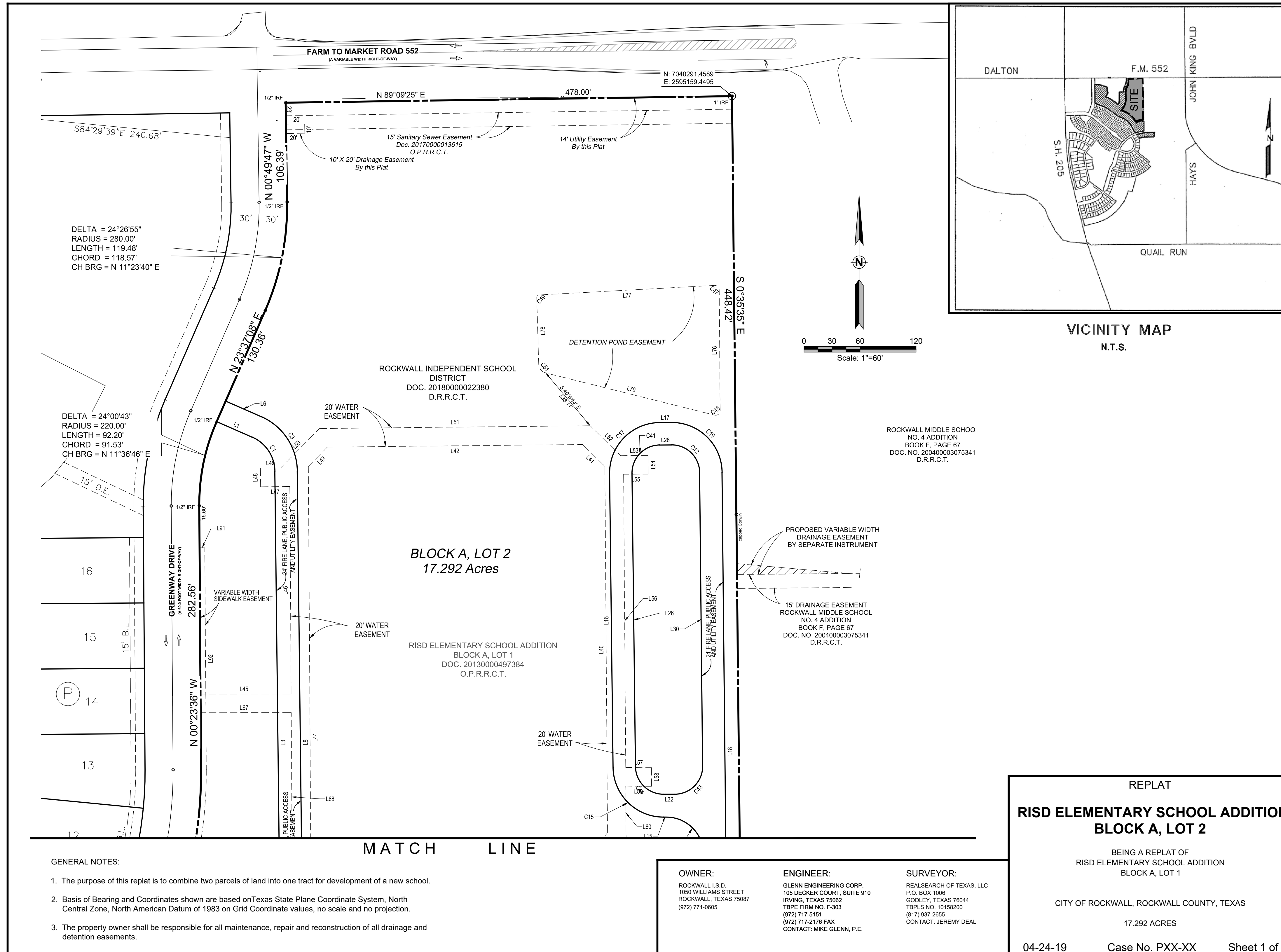
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.







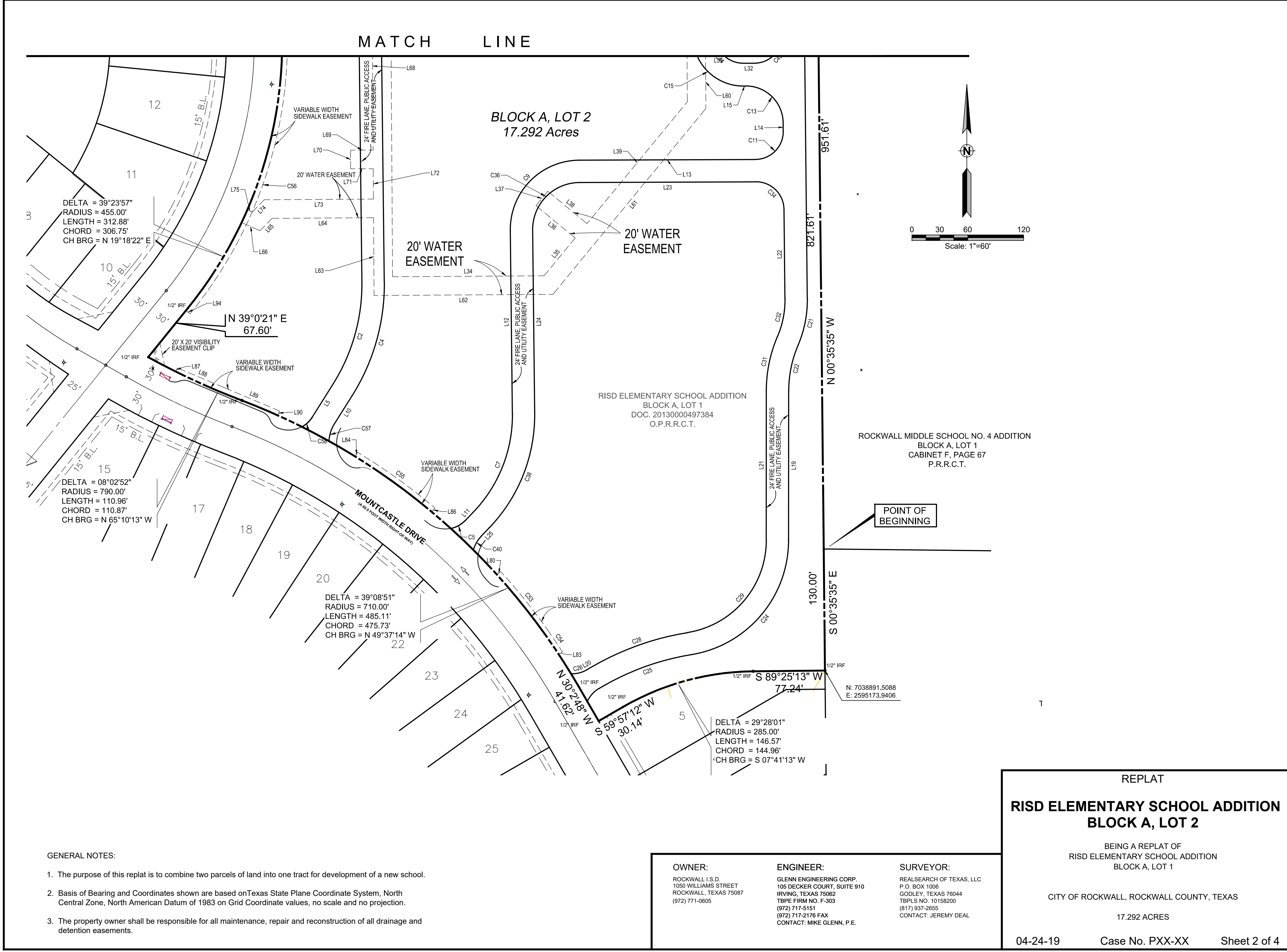
- GENERAL NOTES:
1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
  2. Basis of Bearing and Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
  3. The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

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REPLAT  
**RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 2**  
 BEING A REPLAT OF  
 RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 1  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 17.292 ACRES  
 04-24-19 Case No. PXX-XX Sheet 1 of 4



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REPLAT  
**RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 2**

BEING A REPLAT OF  
 RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX Sheet 2 of 4

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	41.54	S66° 22' 53"E	L25	12.72	S43° 48' 28"W	L49	21.81	N89° 24' 25"E
L3	580.95	S00° 38' 51"E	L26	313.98	N00° 41' 04"W	L50	59.16	N44° 31' 31"E
L5	42.65	S32° 08' 19"W	L28	12.39	N89° 24' 25"E	L51	289.88	N89° 24' 25"E
L6	41.54	S66° 22' 53"E	L30	314.08	S00° 35' 35"E	L52	45.74	S45° 30' 00"E
L8	580.95	S00° 38' 51"E	L32	11.89	S89° 53' 32"W	L53	29.24	N89° 35' 35"E
L10	36.05	S32° 08' 19"W	L34	162.77	N89° 38' 37"E	L54	20.00	S00° 24' 25"E
L11	12.72	N43° 48' 28"E	L35	52.62	N39° 27' 49"E	L55	26.15	S89° 35' 35"W
L12	196.75	N00° 38' 51"W	L36	54.62	N50° 32' 11"W	L56	313.98	S00° 24' 25"E
L13	189.05	N89° 46' 30"E	L37	20.00	N39° 27' 49"E	L57	27.66	S89° 33' 53"E
L14	9.02	N00° 10' 20"W	L38	54.62	S50° 32' 11"E	L58	20.00	S00° 26' 07"W
L15	2.61	S89° 53' 32"W	L39	169.56	N39° 27' 49"E	L59	27.45	N89° 33' 53"W
L16	314.43	N00° 41' 04"W	L40	392.43	N00° 24' 25"W	L60	57.25	S00° 21' 23"E
L17	12.39	N89° 24' 25"E	L41	33.49	N45° 30' 00"W	L61	258.59	S39° 27' 49"W
L18	597.57	S00° 35' 35"E	L42	273.31	S89° 24' 25"W	L62	192.13	S89° 38' 37"W
L19	160.72	S00° 02' 14"W	L43	28.99	S44° 31' 31"W	L63	83.52	N00° 21' 23"W
L20	7.25	N59° 57' 12"E	L44	580.39	S00° 21' 23"E	L64	109.00	S89° 38' 37"W
L21	160.72	N00° 02' 14"E	L45	100.80	N89° 56' 49"E	L65	18.72	S44° 38' 37"W
L22	96.09	N00° 35' 35"W	L46	222.20	N00° 21' 23"W	L66	21.39	N65° 39' 49"W
L23	189.61	S89° 46' 30"W	L47	31.36	S89° 24' 25"W	L67	100.91	N89° 56' 49"E
L24	196.75	S00° 38' 51"E	L48	20.00	N00° 35' 35"W	L68	180.67	S00° 21' 23"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L69	24.21	S89° 46' 40"W	L92	237.60	S00° 23' 36"E
L70	20.00	S00° 13' 20"E	L94	5.60	N50° 59' 39"W
L71	24.25	N89° 46' 40"E			
L72	32.63	S00° 21' 23"E			
L73	117.28	S89° 38' 37"W			
L74	18.41	S44° 38' 37"W			
L75	5.61	N65° 39' 49"W			
L76	129.59	N00° 24' 55"W			
L77	188.07	S86° 52' 11"W			
L78	71.50	S01° 42' 39"E			
L79	186.48	S75° 58' 18"E			
L80	5.19	N47° 49' 58"E			
L83	4.74	S56° 34' 52"W			
L84	5.23	N31° 46' 30"E			
L86	5.37	S39° 58' 44"W			
L87	4.24	N26° 10' 23"E			
L88	55.31	S67° 16' 05"E			
L89	63.78	S67° 05' 42"E			
L90	5.07	S24° 09' 41"W			
L91	5.62	N89° 36' 24"E			

Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	46.46	46.46	065°44'02"	C32	41.46	41.46	023°45'21"
C2	114.73	114.73	032°47'11"	C34	46.95	46.95	089°39'44"
C3	74.00	74.00	065°44'02"	C36	79.70	79.70	090°25'22"
C4	128.47	128.47	032°47'11"	C38	135.39	135.39	044°27'19"
C5	17.73	17.73	033°51'46"	C40	17.19	17.19	027°21'33"
C7	116.77	116.77	044°27'19"	C41	47.17	47.17	090°05'29"
C9	117.57	117.57	090°25'22"	C42	47.12	47.12	090°00'00"
C11	47.10	47.10	089°56'50"	C43	47.38	47.38	090°29'07"
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REPLAT  
**RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 2**

BEING A REPLAT OF  
 RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES



STATE OF TEXAS §

COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS Rockwall Independent School District is the owner of a 17.292 acre tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being all of a Lot 1, Block A, RISD Elementary School Addition to the City of Rockwall as recorded in Document No. 20130000497134, official Public Records, Rockwall County, Texas, and being all of a 5.288 acre tract of land conveyed to Rockwall Independent School District according to the deed recorded in Document No. 20180000022380, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

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THENCE, South 59°57'12" West, for a distance of 30.14 feet, to a 1/2 inch iron rod set with Yellow Cap;
THENCE, North 30°02'48" West, for a distance of 41.62 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 710.00 feet, a central angle of 39°08'51", and a tangent of 252.45 feet;
THENCE, along said curve to the left for an arc distance of 485.11 feet (Chord Bearing North 49°37'14" West - 475.73 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of reverse curvature of a curve to the right, having a radius of 790.00 feet, a central angle of 08°02'52", and a tangent of 55.57 feet;
THENCE, along said curve to the right for an arc distance of 110.96 feet (Chord Bearing North 65°10'13" West - 110.87 feet), to a 1/2 inch iron rod set with Yellow Cap;
THENCE, North 39°00'21" East, for a distance of 67.60 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 39°23'57", and a tangent of 162.91 feet;
THENCE, along said curve to the left for an arc distance of 312.88 feet (Chord Bearing North 19°18'22" East - 306.75 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of tangency;
THENCE, North 00°23'36" West, for a distance of 282.56 feet passing the northwest corner at 266.96 feet of said Block A, Lot 1, to a 1/2 inch iron rod set with Yellow Cap, said point being the beginning of a curve to the right having a central angle of 24°00'43", a radius of 220.00 feet and a chord bearing of North 11°36'46" East and a chord distance of 91.53 feet;
THENCE, along said curve to the right an arc length of 92.20 feet to a point for corner;
THENCE, North 23°37'06" East, a distance of 130.36 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 24°26'55", a radius of 280.00 feet, a chord bearing of North 11°23'40" East and a chord distance of 118.57 feet;
THENCE, along said curve to the left an arc length of 119.48 feet to a point for corner;
THENCE, North 00°49'47" West, a distance of 106.39 feet to a point for corner;
THENCE, North 89° 09'25" East, a distance of 478.00 feet to a point for corner;
THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 1270.03 feet, to the POINT OF BEGINNING and containing 17.292 acres of land.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

GENERAL NOTES

General Notes:

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jeremy Luke Deal, 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.

Jeremy Luke Deal, Registered Public Surveyor No. 5696

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, BLOCK A, LOT 2, RISD ELEMENTARY 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 (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT

President, Board of Trustees Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

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 \_\_\_\_\_, 20\_\_.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer

OWNER: ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0905
ENGINEER: GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBEF FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.
SURVEYOR: REALSEARCH OF TEXAS, LLC P.O. BOX 1006 GODLEY, TEXAS 76044 TSP/S NO. 10158200 (817) 937-2655 CONTACT: JEREMY DEAL

REPLAT
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 2
BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
17.292 ACRES
04-24-19 Case No. PXX-XX Sheet 4 of 4



**LANDSCAPE TABULATIONS**

**LANDSCAPE BUFFER STRIP**

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

SOUTH RESIDENTIAL BUFFER REQUIRED 10' BUFFER  
 BUFFER PROVIDED 10' BUFFER  
 BUFFER TREES PROVIDED (254 LF / 50 = ) 6 TREES

**STREET LANDSCAPING**

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF

STREET BUFFER REQUIRED 10' BUFFER  
 STREET BUFFER PROVIDED 10' BUFFER

MOUNTCASTLE DRIVE 638 LF  
 BUFFER TREES REQUIRED (638 LF / 50 LF = ) 13 TREES  
 BUFFER TREES PROVIDED 13 TREES

GREENWAY DRIVE 1112 LF  
 BUFFER TREES REQUIRED (1,112 LF / 50 LF = ) 23 TREES  
 BUFFER TREES PROVIDED 23 TREES

FM 552 478 LF  
 BUFFER TREES REQUIRED (478 LF / 50 LF = ) 10 TREES  
 BUFFER TREES PROVIDED 10 TREES

**PARKING LOT LANDSCAPING**

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

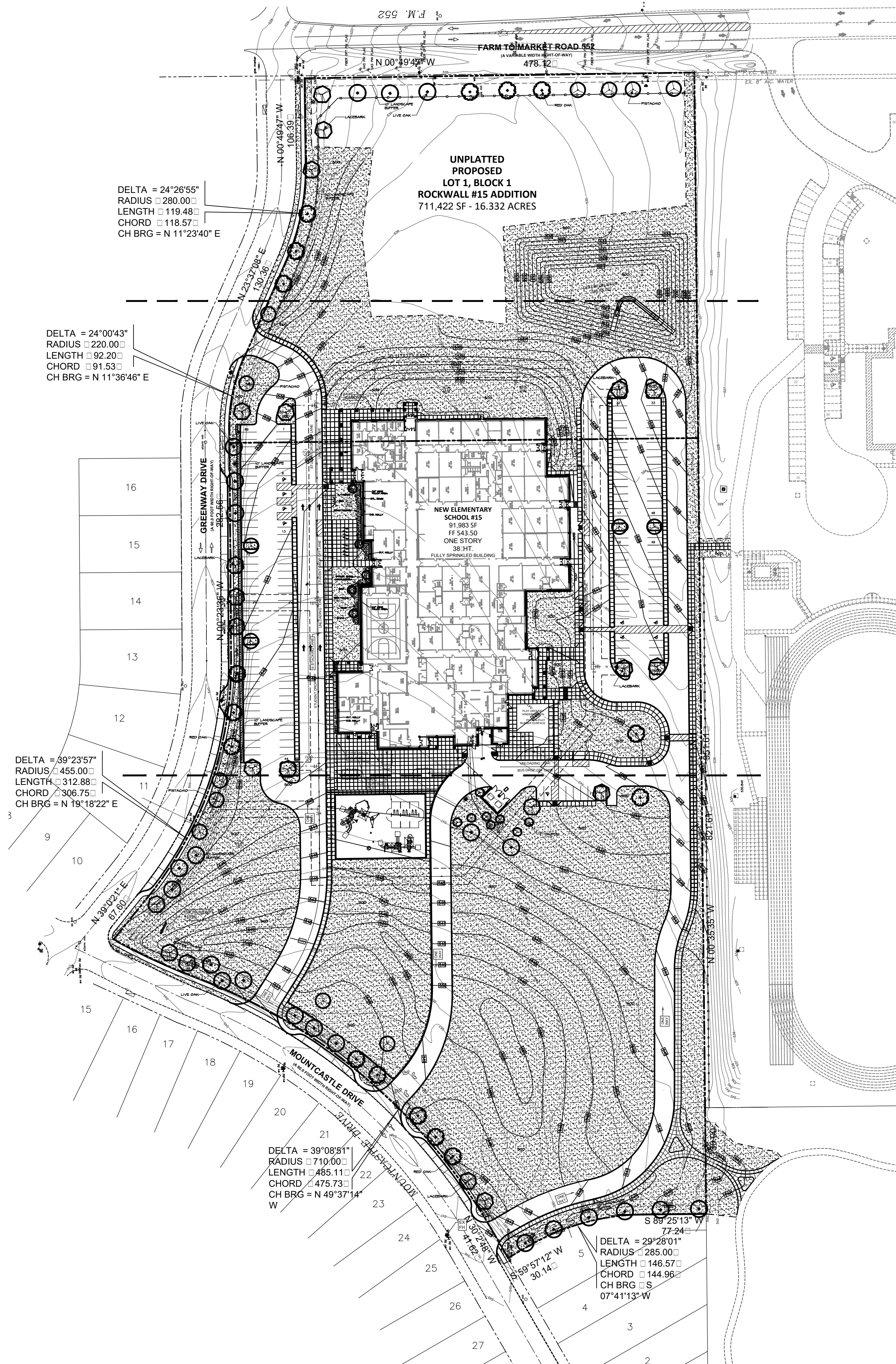
PARKING SPACES (ON-SITE) 161 SPACES  
 PARKING LANDSCAPE REQUIRED 44,970 SF X 5% = ) 2,249 SF  
 PARKING LANDSCAPE PROVIDED 3,687 SF

**AMOUNT OF LANDSCAPING**

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA 753,248 SF  
 SITE LANDSCAPE REQUIRED 753,248 SF X 15% = ) 112,987 SF  
 SITE LANDSCAPE PROVIDED 432,114 SF  
 % LANDSCAPE PROVIDED FRONT/SIDE (10%) 75,522 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

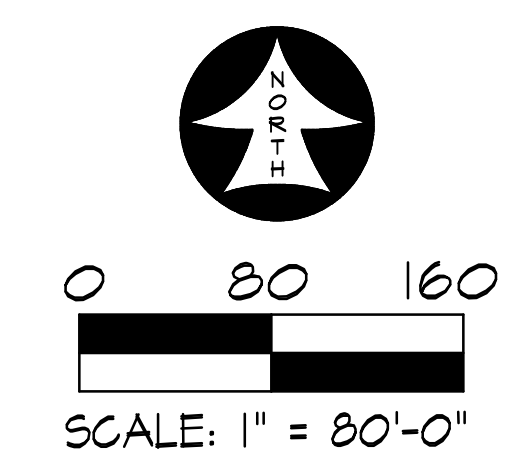


**LP104**

**LP103**

**LP102**

**TREE-UTILITY NOTE:**  
 NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.



Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

**RAMSEY LANDSCAPE ARCHITECTS, LLC**

11914 WISHING WELL CT.  
 FRISCO, TEXAS 75035  
 PHONE (972) 335-0889

Notes



Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

Permit-Seal



Client/Project Logo

Client/Project  
 Rockwall ISD

Elementary School #15

2911 Greenway Dr.  
 Rockwall TX 75087

Title  
**OVERALL LANDSCAPE PLAN**

Project No. 214000654 Scale 1" = 80'-0"

Revision Drawing No.

**LP101**



# MATCHLINE SEE SHEET LP103



Stantec Architecture Inc.  
6080 Tennyson Parkway Suite 200  
Plano, TX 75024  
Tel: (214) 473-2400 • www.stantec.com

Copyright Reserved

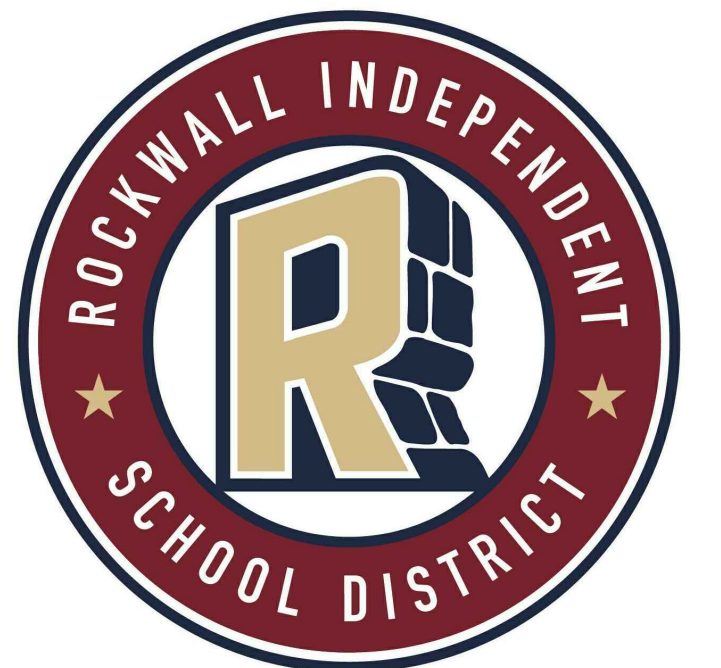
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
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FRISCO, TEXAS 75035  
PHONE (972) 335-0889

Notes



Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal



Client/Project Logo

Client/Project  
Rockwall ISD

Elementary School #15

2911 Greenway Dr.  
Rockwall TX 75087

Title  
LANDSCAPE PLAN  
AREA A

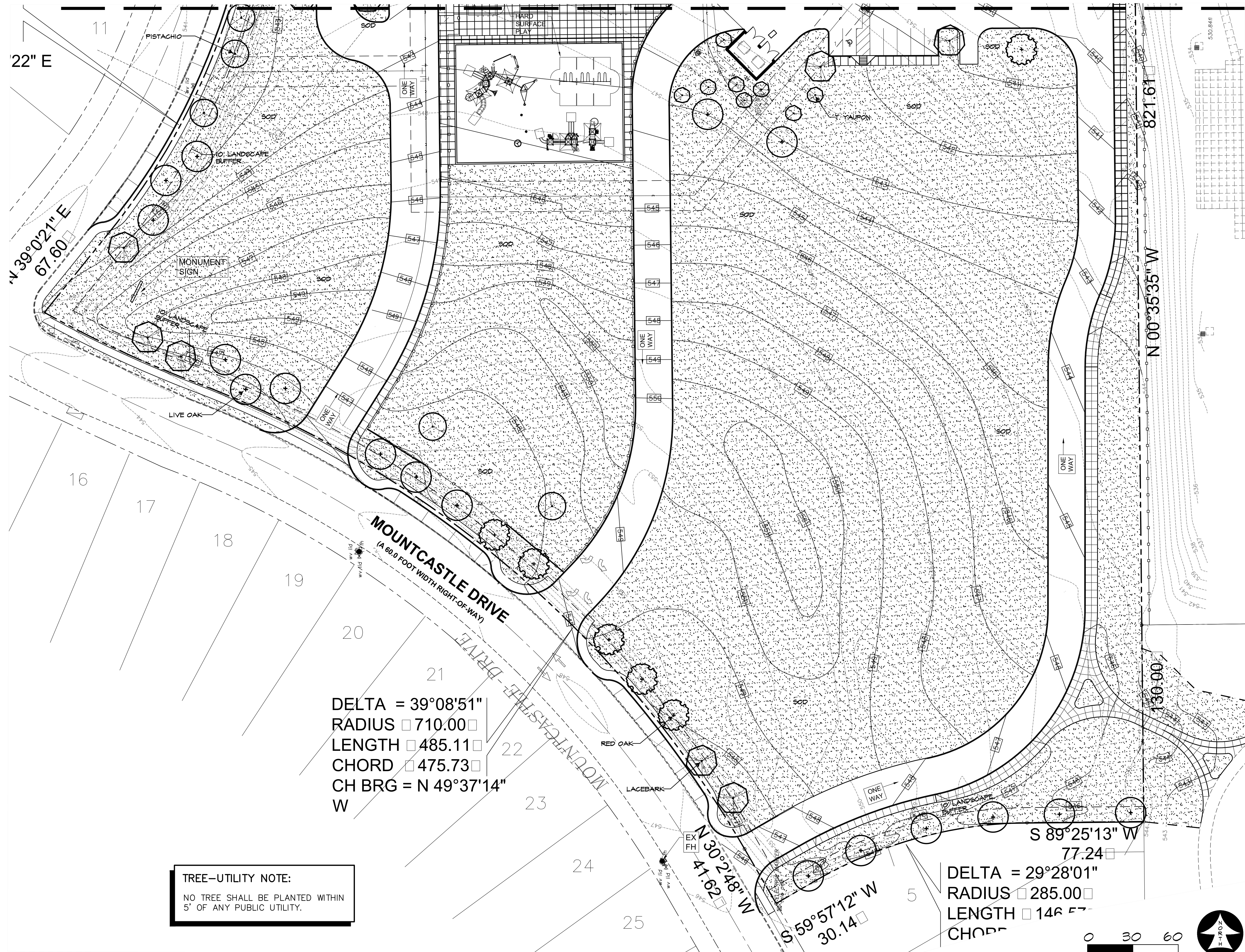
Project No.  
214000654

Scale  
1" = 30'-0"

Revision

Drawing No.

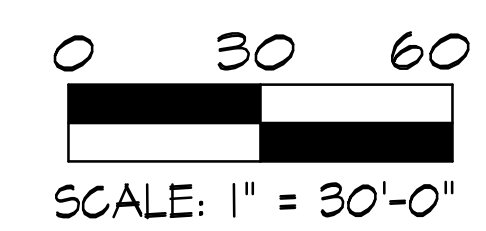
# LP102



DELTA = 39°08'51"  
RADIUS □ 710.00 □  
LENGTH □ 485.11 □  
CHORD □ 475.73 □  
CH BRG = N 49°37'14"  
W

DELTA = 29°28'01"  
RADIUS □ 285.00 □  
LENGTH □ 146.57 □  
CHORD

**TREE-UTILITY NOTE:**  
NO TREE SHALL BE PLANTED WITHIN  
5' OF ANY PUBLIC UTILITY.

















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Consultants

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11914 WISHING WELL CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889

Notes

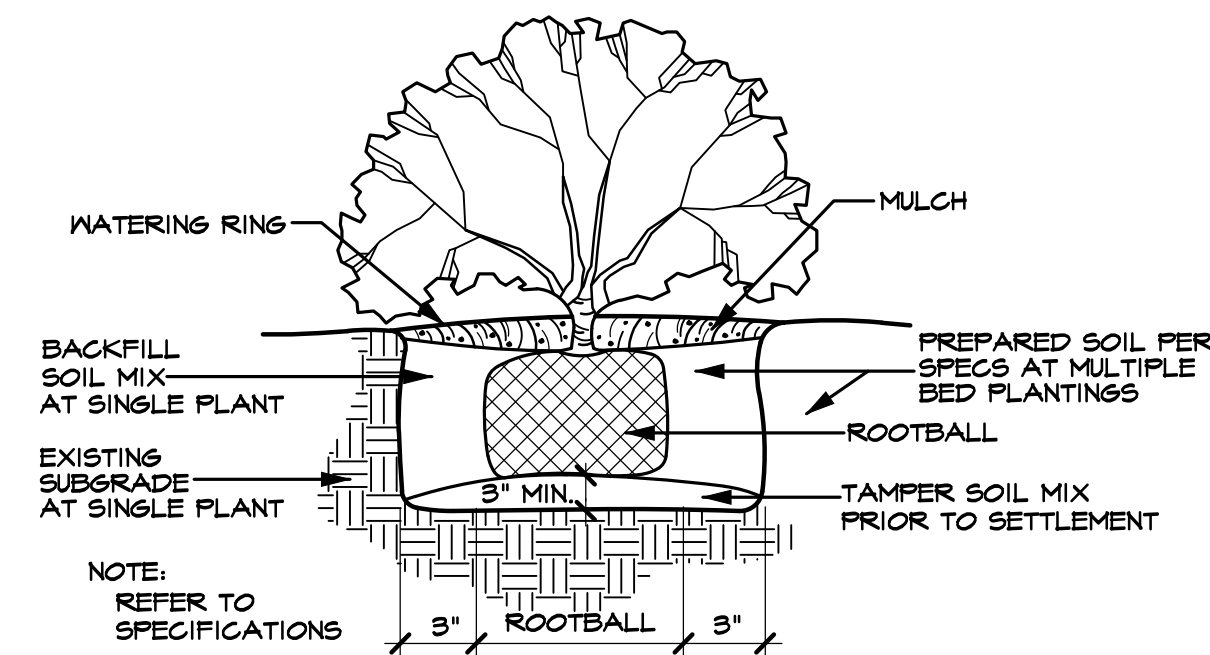


**LANDSCAPE NOTES**

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



**SHRUB PLANTING DETAIL (TYPICAL)**  
SCALE: N.T.S.

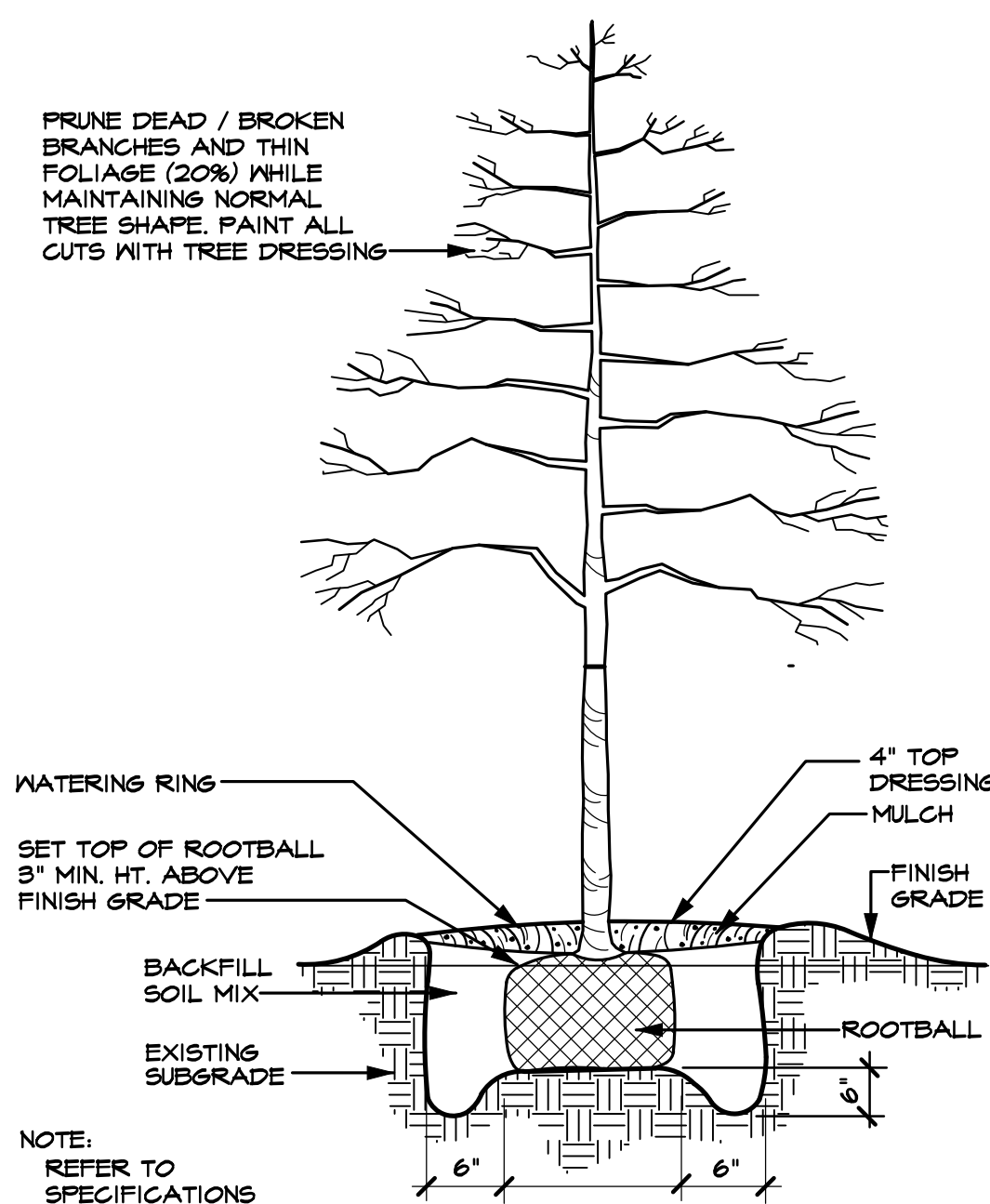
TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
23	+	LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B+B straight trunk full rounded canopy
16	+	RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B+B straight trunk full rounded canopy
21	+	LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B+B straight trunk full rounded canopy
15	+	PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B+B straight trunk full rounded canopy
13	+	T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min, 8' Ht./4' spread, container, female - heavily berried tree form, limited to 4'

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
79	@	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
198	o	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
71	o	D. FOUNTAIN	Dwarf Fountain Grass	Fennisetum alopecuroides 'hamlin'	1 gallon
7	o	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	1 gallon
5	o	BEAUTYBERRY	American Beautyberry	Callicarpa americana	5 gallon
14	o	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
16	o	D. FOUNTAIN	Dwarf Fountain Grass	Fennisetum alopecuroides 'hamlin'	1 gallon
8	o	COREOPSIS	Lanceleaf Coreopsis	Coreopsis lanceolata	1 gallon

GROUNDCOVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	o	SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications

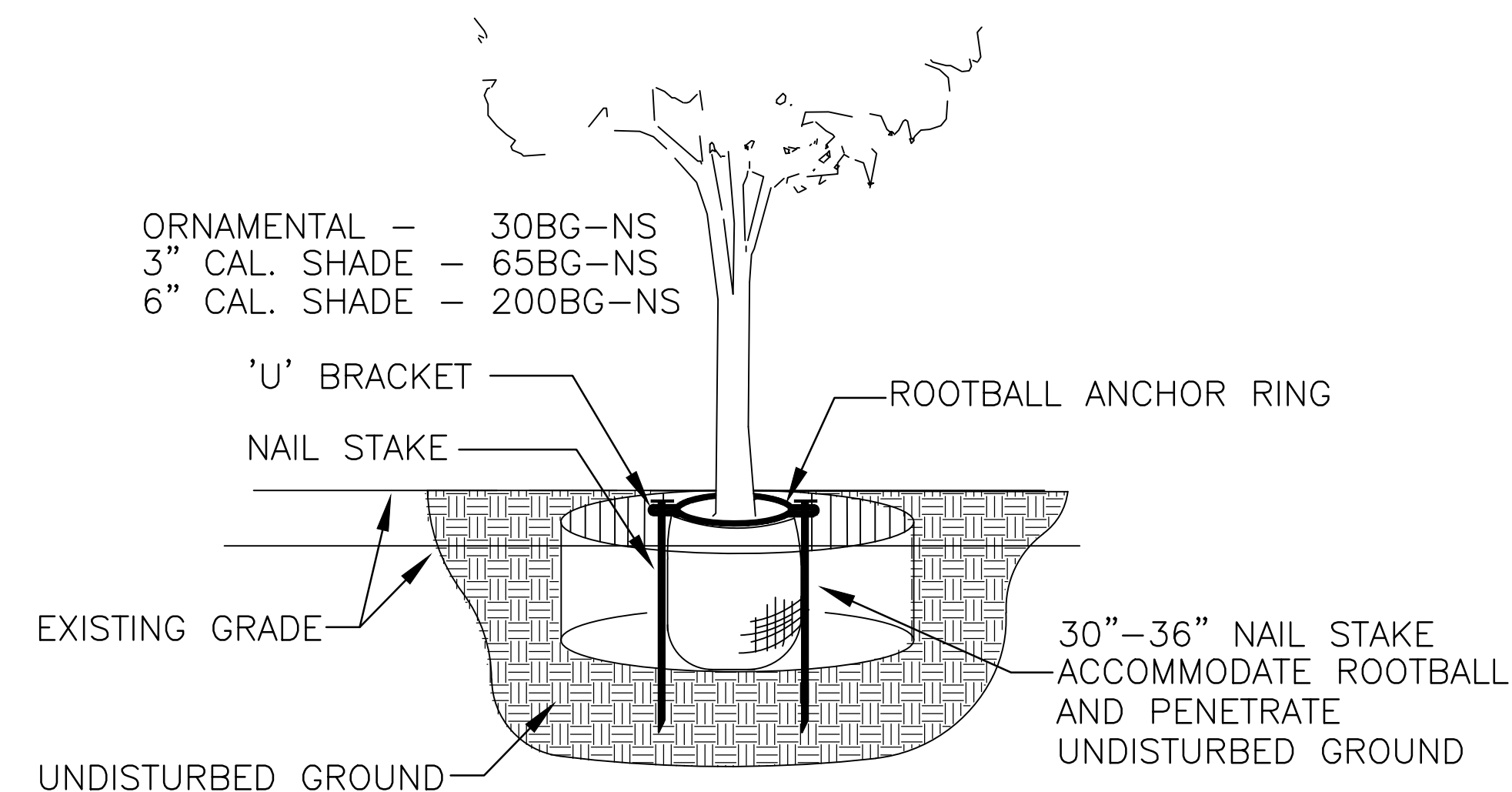
MISCELLANEOUS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	—	EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY		
8	o	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



**TREE PLANTING DETAIL (TYPICAL)**  
SCALE: N.T.S.

TREE STAKE SOLUTIONS TREE STABILIZATION  
TREETAKESOLUTIONS.COM  
CONTACT - JEFF TULEY (903) 676-6143  
ALLOW 2 WEEKS FOR MANUFACTURING



**TREE STAKING DETAIL (TYPICAL)**  
SCALE: N.T.S.

**TREE-UTILITY NOTE:**  
NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

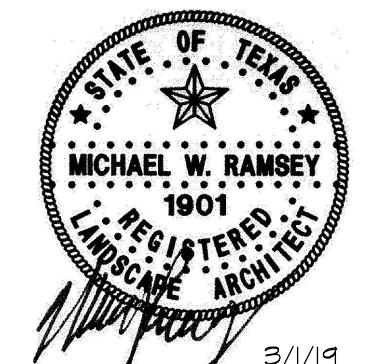
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Revision By Appd YYYY.MM.DD

Issued By Appd YYYY.MM.DD

100%CD-For Bidding and Construction RLA RLA 2019.03.01  
By Appd YYYY.MM.DD

Permit-Seal



Client/Project Logo

Client/Project  
Rockwall ISD

Elementary School #15

2911 Greenway Dr.  
Rockwall TX 75087

Title  
LANDSCAPE DETAILS

Project No.  
214000654

Scale  
AS SHOWN

Revision

Drawing No.

**LP501**

















# 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:** June 3, 2019  
**APPLICANT:** Robert Howman; *Glen Engineering*  
**CASE NUMBER:** P2019-020; *Lot 2, Block A, RISD Elementary School Addition*

---

### **SUMMARY**

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

### **PLAT INFORMATION**

- The objective of this request is to final plat a 17.2922-acre tract of land [*i.e. Lot 1, Block A, RISD Elementary School Addition & Tract 2-7 of the W. T. Deweese Survey*], creating one (1) tract of land [*i.e. Lot 2, Block A, RISD Elementary School Addition*] for the purpose of constructing a single-story, 91,983 SF public school facility [*i.e. RISD Elementary School No. 15*], and adding the necessary fire lane and utility easements for this development. The property is zoned Planned Development District 70 (PD-70) for single-family land uses and is addressed as 2911 Greenway Drive.
- On October 19, 2009, the City Council approved Planned Development District 70 (PD-70) [*i.e. Ordinance No. 09-44*] allowing for Single Family 10 (SF-10) and limited General Retail (GR) District land uses on the subject property.
- On November 11, 2018, the Planning and Zoning Commission approved a site plan [*i.e. SP2018-032*] allowing for the construction of a public-school facility. As a condition of approval of this case, a treescape plan was required to be submitted with the final plat. The applicant has provided a treescape plan indicating a total of 224-caliper-inches will be removed from the site. Additionally, the applicant has also provided a landscape plan showing mitigation for all the inches being removed [*i.e. 75, three (3)-inch trees = 225-caliper inches*]. This satisfies the mitigation requirements. Approval of this plat shall constitute the approval of the proposed treescape and mitigation plans.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- 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*.



## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the final plat for *Lot 2, Block A, RISD Elementary School 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 plat;
- (2) Any construction resulting from the approval of this 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.

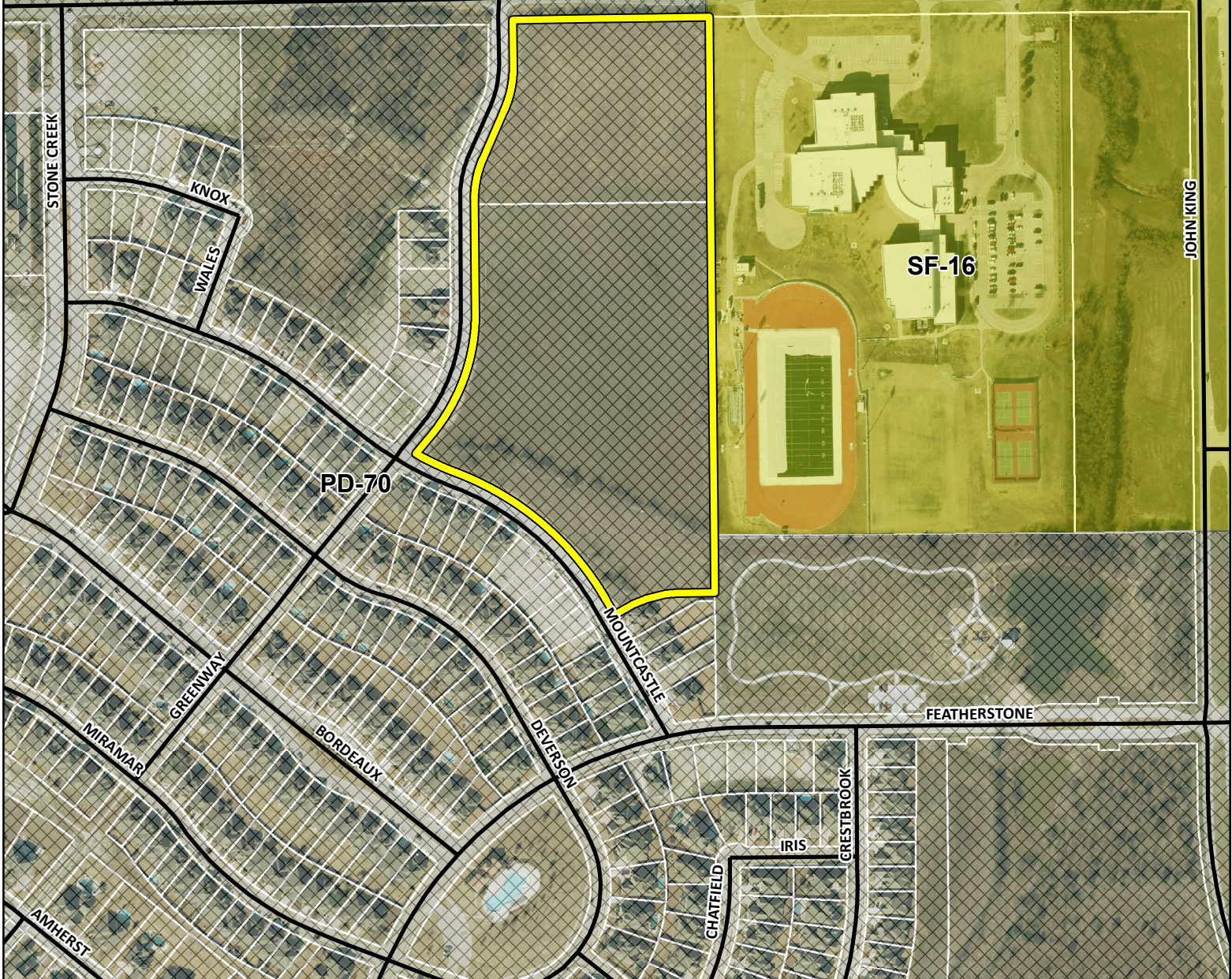
## **PLANNING AND ZONING COMMISSION**

On May 28, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 7 to 0.





P2019-020 - LOT 2, BLOCK A, RISD ELEMENTARY SCHOOL ADDITION  
 FINAL PLAT - LOCATION MAP =



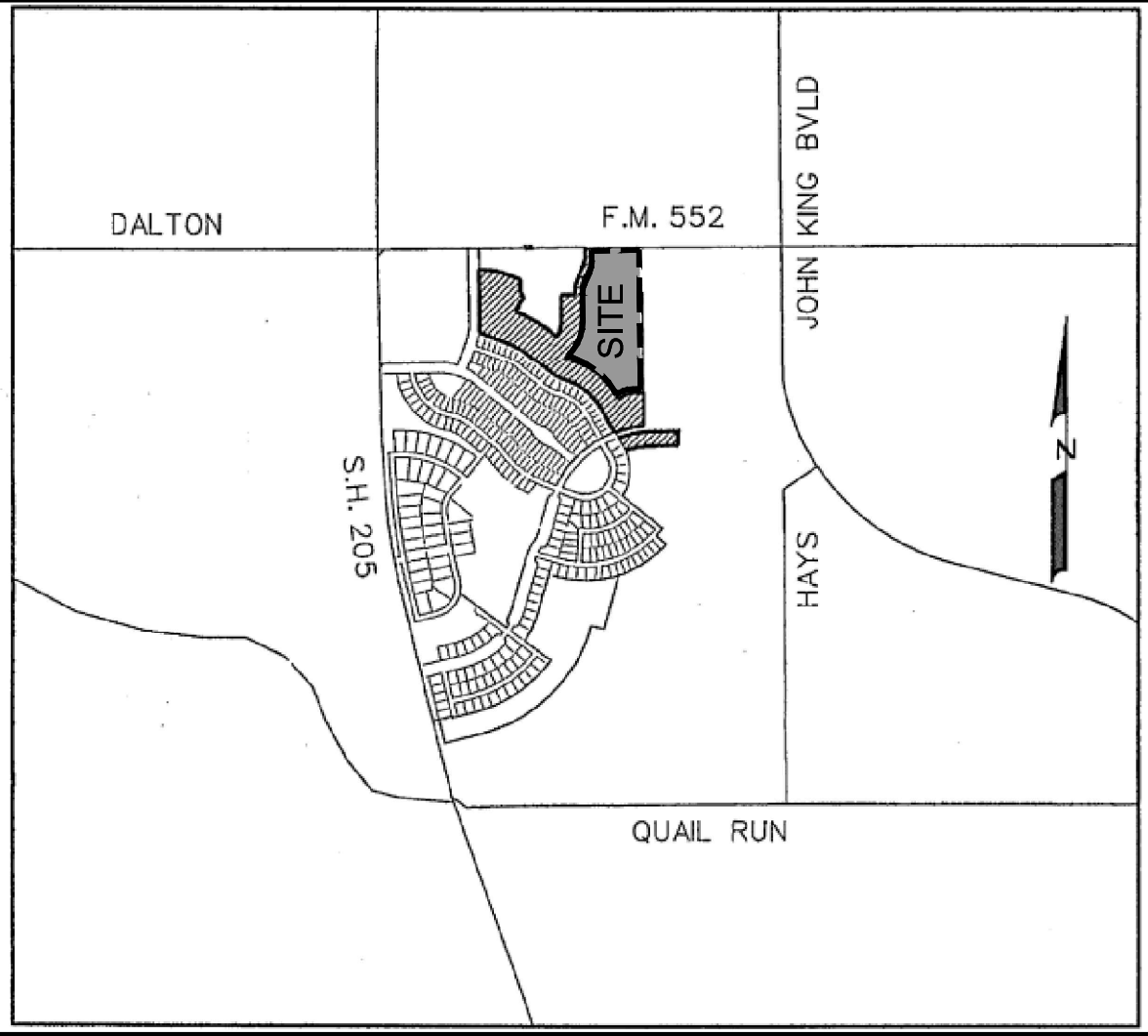
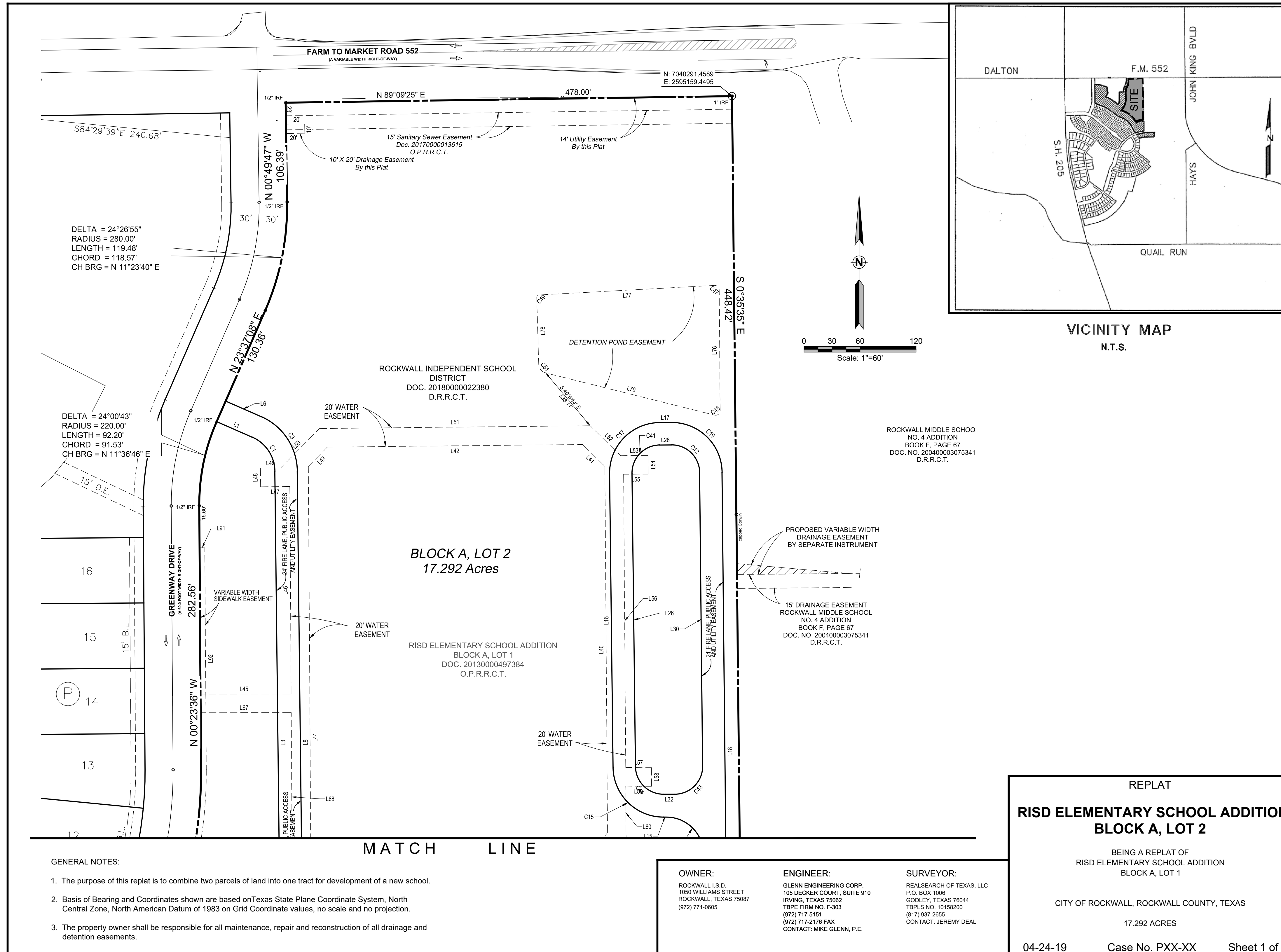
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

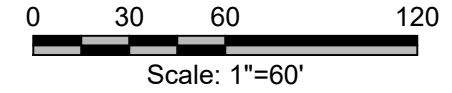
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







VICINITY MAP  
N.T.S.



REPLAT  
**RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 2**  
 BEING A REPLAT OF  
 RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 1  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 17.292 ACRES  
 04-24-19 Case No. PXX-XX Sheet 1 of 4

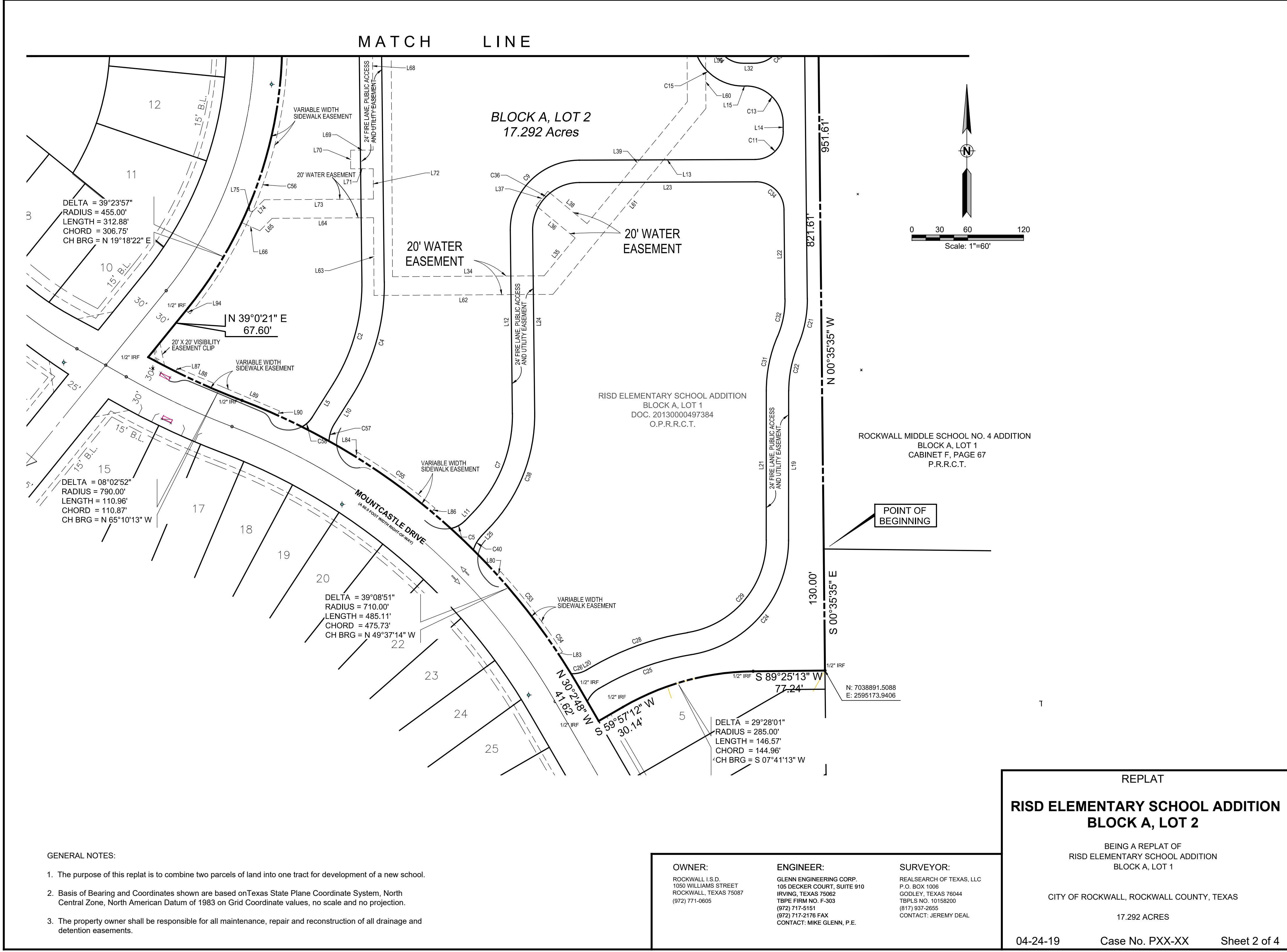
- GENERAL NOTES:
- The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
  - Basis of Bearing and Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
  - The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

**OWNER:**  
 ROCKWALL I.S.D.  
 1050 WILLIAMS STREET  
 ROCKWALL, TEXAS 75087  
 (972) 771-0905

**ENGINEER:**  
 GLENN ENGINEERING CORP.  
 105 DECKER COURT, SUITE 910  
 IRVING, TEXAS 75062  
 TYPE FIRM NO. F-303  
 (972) 717-5151  
 (972) 717-2176 FAX  
 CONTACT: MIKE GLENN, P.E.

**SURVEYOR:**  
 REALSEARCH OF TEXAS, LLC  
 P.O. BOX 1006  
 GODLEY, TEXAS 76044  
 TSP/S NO. 10158200  
 (817) 937-2655  
 CONTACT: JEREMY DEAL





- GENERAL NOTES:
1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
  2. Basis of Bearing and 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.
  3. The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

<b>OWNER:</b> ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0905	<b>ENGINEER:</b> GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TYPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.	<b>SURVEYOR:</b> REALSEARCH OF TEXAS, LLC P.O. BOX 1006 GODLEY, TEXAS 76044 TSPS NO. 10158200 (817) 937-2655 CONTACT: JEREMY DEAL
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REPLAT  
**RISD ELEMENTARY SCHOOL ADDITION  
BLOCK A, LOT 2**

BEING A REPLAT OF  
RISD ELEMENTARY SCHOOL ADDITION  
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX Sheet 2 of 4



Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	41.54	S66° 22' 53"E	L25	12.72	S43° 48' 28"W	L49	21.81	N89° 24' 25"E
L3	580.95	S00° 38' 51"E	L26	313.98	N00° 41' 04"W	L50	59.16	N44° 31' 31"E
L5	42.65	S32° 08' 19"W	L28	12.39	N89° 24' 25"E	L51	289.88	N89° 24' 25"E
L6	41.54	S66° 22' 53"E	L30	314.08	S00° 35' 35"E	L52	45.74	S45° 30' 00"E
L8	580.95	S00° 38' 51"E	L32	11.89	S89° 53' 32"W	L53	29.24	N89° 35' 35"E
L10	36.05	S32° 08' 19"W	L34	162.77	N89° 38' 37"E	L54	20.00	S00° 24' 25"E
L11	12.72	N43° 48' 28"E	L35	52.62	N39° 27' 49"E	L55	26.15	S89° 35' 35"W
L12	196.75	N00° 38' 51"W	L36	54.62	N50° 32' 11"W	L56	313.98	S00° 24' 25"E
L13	189.05	N89° 46' 30"E	L37	20.00	N39° 27' 49"E	L57	27.66	S89° 33' 53"E
L14	9.02	N00° 10' 20"W	L38	54.62	S50° 32' 11"E	L58	20.00	S00° 26' 07"W
L15	2.61	S89° 53' 32"W	L39	169.56	N39° 27' 49"E	L59	27.45	N89° 33' 53"W
L16	314.43	N00° 41' 04"W	L40	392.43	N00° 24' 25"W	L60	57.25	S00° 21' 23"E
L17	12.39	N89° 24' 25"E	L41	33.49	N45° 30' 00"W	L61	258.59	S39° 27' 49"W
L18	597.57	S00° 35' 35"E	L42	273.31	S89° 24' 25"W	L62	192.13	S89° 38' 37"W
L19	160.72	S00° 02' 14"W	L43	28.99	S44° 31' 31"W	L63	83.52	N00° 21' 23"W
L20	7.25	N59° 57' 12"E	L44	580.39	S00° 21' 23"E	L64	109.00	S89° 38' 37"W
L21	160.72	N00° 02' 14"E	L45	100.80	N89° 56' 49"E	L65	18.72	S44° 38' 37"W
L22	96.09	N00° 35' 35"W	L46	222.20	N00° 21' 23"W	L66	21.39	N65° 39' 49"W
L23	189.61	S89° 46' 30"W	L47	31.36	S89° 24' 25"W	L67	100.91	N89° 56' 49"E
L24	196.75	S00° 38' 51"E	L48	20.00	N00° 35' 35"W	L68	180.67	S00° 21' 23"E

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L69	24.21	S89° 46' 40"W	L92	237.60	S00° 23' 36"E
L70	20.00	S00° 13' 20"E	L94	5.60	N50° 59' 39"W
L71	24.25	N89° 46' 40"E			
L72	32.63	S00° 21' 23"E			
L73	117.28	S89° 38' 37"W			
L74	18.41	S44° 38' 37"W			
L75	5.61	N65° 39' 49"W			
L76	129.59	N00° 24' 55"W			
L77	188.07	S86° 52' 11"W			
L78	71.50	S01° 42' 39"E			
L79	186.48	S75° 58' 18"E			
L80	5.19	N47° 49' 58"E			
L83	4.74	S56° 34' 52"W			
L84	5.23	N31° 46' 30"E			
L86	5.37	S39° 58' 44"W			
L87	4.24	N26° 10' 23"E			
L88	55.31	S67° 16' 05"E			
L89	63.78	S67° 05' 42"E			
L90	5.07	S24° 09' 41"W			
L91	5.62	N89° 36' 24"E			

Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	46.46	46.46	065°44'02"	C32	41.46	41.46	023°45'21"
C2	114.73	114.73	032°47'11"	C34	46.95	46.95	089°39'44"
C3	74.00	74.00	065°44'02"	C36	79.70	79.70	090°25'22"
C4	128.47	128.47	032°47'11"	C38	135.39	135.39	044°27'19"
C5	17.73	17.73	033°51'46"	C40	17.19	17.19	027°21'33"
C7	116.77	116.77	044°27'19"	C41	47.17	47.17	090°05'29"
C9	117.57	117.57	090°25'22"	C42	47.12	47.12	090°00'00"
C11	47.10	47.10	089°56'50"	C43	47.38	47.38	090°29'07"
C13	62.83	62.83	090°00'00"	C44	46.82	46.82	089°25'24"
C15	84.28	84.28	089°25'24"	C45	8.66	8.66	104°26'38"
C17	84.91	84.91	090°05'29"	C47	7.69	7.69	092°42'54"
C19	84.82	84.82	090°00'00"	C49	4.25	4.25	088°34'50"
C21	51.41	51.41	023°45'21"	C51	12.64	12.64	074°15'39"
C22	50.05	50.05	023°07'33"	C53	81.56	81.56	007°17'42"
C24	175.54	175.54	080°46'59"	C54	27.64	27.64	002°28'21"
C25	100.51	100.51	020°51'58"	C55	102.44	102.44	009°04'33"
C26	17.30	17.30	033°01'58"	C56	319.88	319.88	039°47'25"
C28	109.24	109.24	020°51'46"	C57	19.51	19.51	029°24'51"
C29	141.69	141.69	080°46'44"	C58	15.16	15.16	028°57'10"
C31	59.74	59.74	023°07'33"				

GENERAL NOTES:

- The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
- Basis of Bearing and 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.
- The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

OWNER:  
 ROCKWALL I.S.D.  
 1050 WILLIAMS STREET  
 ROCKWALL, TEXAS 75087  
 (972) 771-0905

ENGINEER:  
 GLENN ENGINEERING CORP.  
 105 DECKER COURT, SUITE 910  
 IRVING, TEXAS 75062  
 TBEF FIRM NO. F-303  
 (972) 717-5151  
 (972) 717-2176 FAX  
 CONTACT: MIKE GLENN, P.E.

SURVEYOR:  
 REALSEARCH OF TEXAS, LLC  
 P.O. BOX 1006  
 GODLEY, TEXAS 76044  
 TSPS NO. 10158200  
 (817) 937-2655  
 CONTACT: JEREMY DEAL

REPLAT  
**RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 2**

BEING A REPLAT OF  
 RISD ELEMENTARY SCHOOL ADDITION  
 BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES



STATE OF TEXAS §

COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS Rockwall Independent School District is the owner of a 17.292 acre tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being all of a Lot 1, Block A, RISD Elementary School Addition to the City of Rockwall as recorded in Document No. 20130000497134, official Public Records, Rockwall County, Texas, and being all of a 5.288 acre tract of land conveyed to Rockwall Independent School District according to the deed recorded in Document No. 20180000022380, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of a Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas;
THENCE, South 00° 35'35" East, for a distance of 130.00 feet, to a 1/2 inch iron rod set with Yellow Cap;
THENCE South 89°25'13" West, for a distance of 77.24 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 285.00 feet, a central angle of 29°28'01", and a tangent of 74.95 feet;
THENCE, continuing along said curve to the left for an arc distance of 146.57 feet (Chord Bearing South 74°41'12" West - 144.96 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of tangency;
THENCE, South 59°57'12" West, for a distance of 30.14 feet, to a 1/2 inch iron rod set with Yellow Cap;
THENCE, North 30°02'48" West, for a distance of 41.62 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 710.00 feet, a central angle of 39°08'51", and a tangent of 252.45 feet;
THENCE, along said curve to the left for an arc distance of 485.11 feet (Chord Bearing North 49°37'14" West - 475.73 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of reverse curvature of a curve to the right, having a radius of 790.00 feet, a central angle of 08°02'52", and a tangent of 55.57 feet;
THENCE, along said curve to the right for an arc distance of 110.96 feet (Chord Bearing North 65°10'13" West - 110.87 feet), to a 1/2 inch iron rod set with Yellow Cap;
THENCE, North 39°00'21" East, for a distance of 67.60 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 39°23'57", and a tangent of 162.91 feet;
THENCE, along said curve to the left for an arc distance of 312.88 feet (Chord Bearing North 19°18'22" East - 306.75 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of tangency;
THENCE, North 00°23'36" West, for a distance of 282.56 feet passing the northwest corner at 266.96 feet of said Block A, Lot 1, to a 1/2 inch iron rod set with Yellow Cap, said point being the beginning of a curve to the right having a central angle of 24°00'43", a radius of 220.00 feet and a chord bearing of North 11°36'46" East and a chord distance of 91.53 feet;
THENCE, along said curve to the right an arc length of 92.20 feet to a point for corner;
THENCE, North 23°37'06" East, a distance of 130.36 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 24°26'55", a radius of 280.00 feet, a chord bearing of North 11°23'40" East and a chord distance of 118.57 feet;
THENCE, along said curve to the left an arc length of 119.48 feet to a point for corner;
THENCE, North 00°49'47" West, a distance of 106.39 feet to a point for corner;
THENCE, North 89° 09'25" East, a distance of 478.00 feet to a point for corner;
THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 1270.03 feet, to the POINT OF BEGINNING and containing 17.292 acres of land.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

GENERAL NOTES

General Notes:

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jeremy Luke Deal, 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.

Jeremy Luke Deal, Registered Public Surveyor No. 5696

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, BLOCK A, LOT 2, RISD ELEMENTARY 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 (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT

President, Board of Trustees Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

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 \_\_\_\_\_, 20\_\_.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer

OWNER: ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0905
ENGINEER: GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBEF FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.
SURVEYOR: REALSEARCH OF TEXAS, LLC P.O. BOX 1006 GODLEY, TEXAS 76044 TSP/S NO. 10158200 (817) 937-2655 CONTACT: JEREMY DEAL

REPLAT
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 2
BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
17.292 ACRES
04-24-19 Case No. PXX-XX Sheet 4 of 4







# MATCHLINE SEE SHEET LP103



Stantec Architecture Inc.  
6080 Tennyson Parkway Suite 200  
Plano, TX 75024  
Tel: (214) 473-2400 • www.stantec.com

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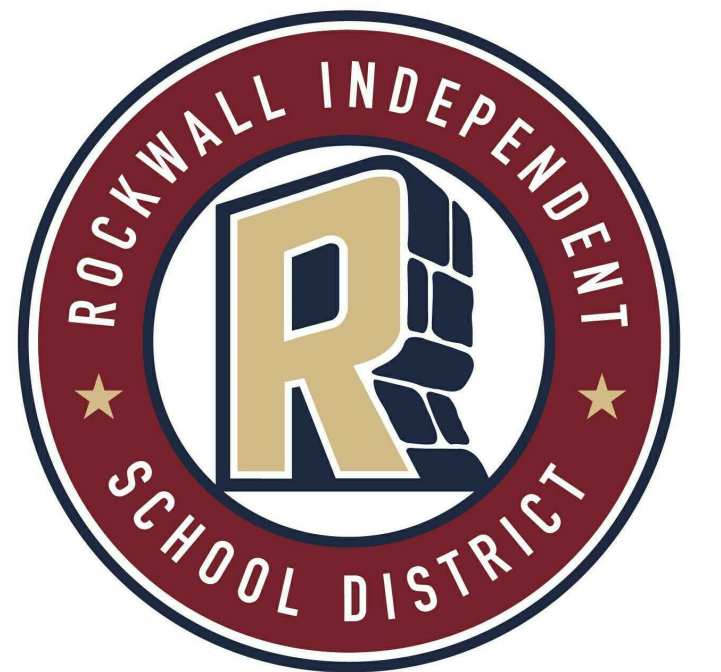
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
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Consultants

**RAMSEY LANDSCAPE ARCHITECTS, LLC**

11914 WISHING WELL CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889

Notes



Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal



Client/Project Logo

Client/Project  
Rockwall ISD

Elementary School #15

2911 Greenway Dr.  
Rockwall TX 75087

Title  
LANDSCAPE PLAN  
AREA A

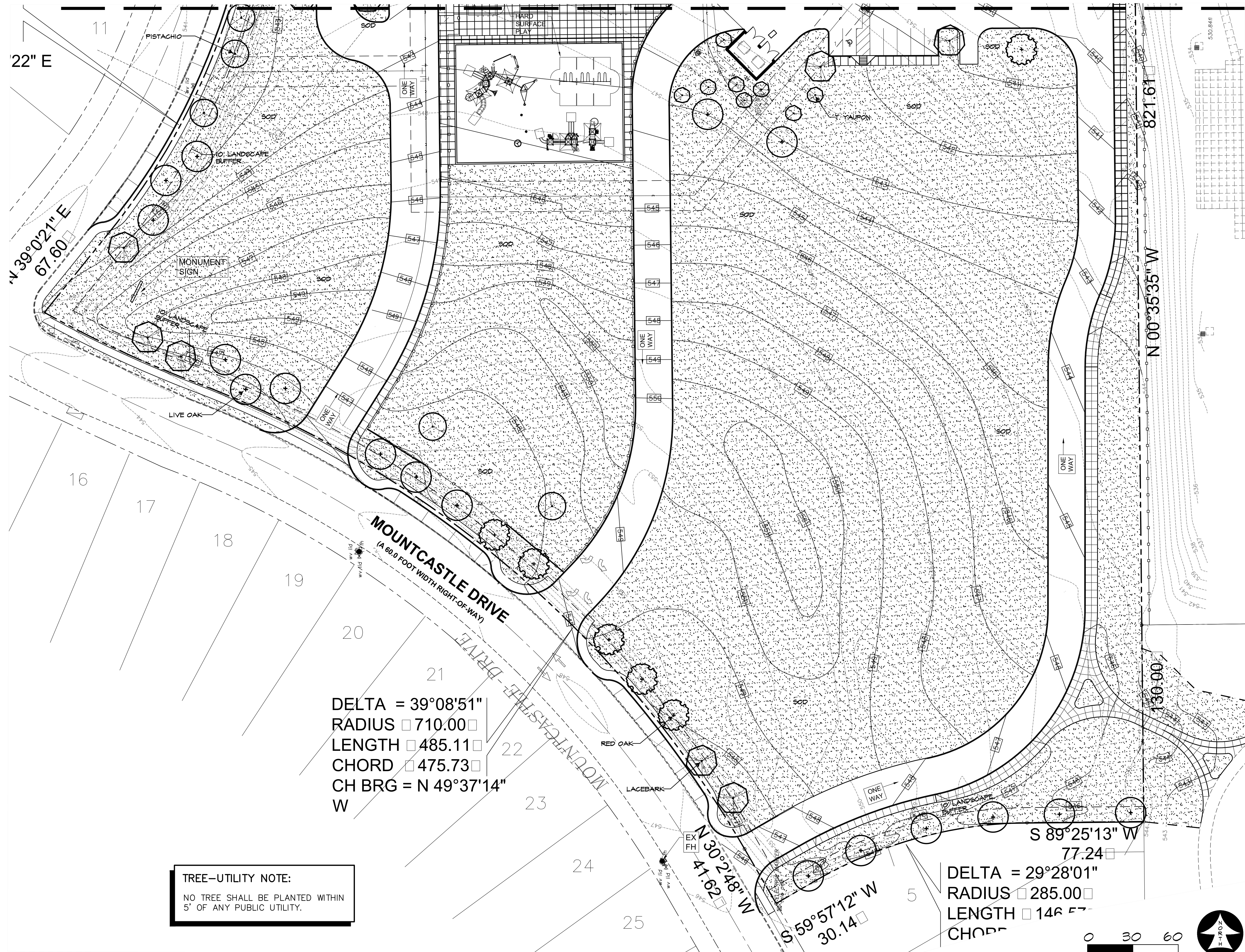
Project No.  
214000654

Scale  
1" = 30'-0"

Revision

Drawing No.

# LP102



**TREE-UTILITY NOTE:**  
NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

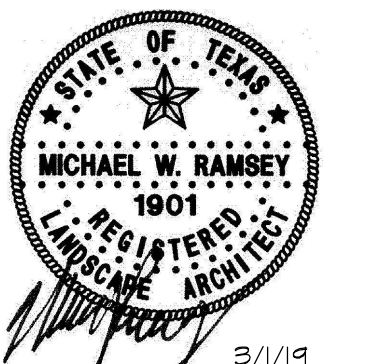




Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal



Client/Project Logo

Client/Project  
Rockwall ISD

Elementary School #15

2911 Greenway Dr.  
Rockwall TX 75087

Title  
LANDSCAPE PLAN  
AREA B

Project No.  
214000654

Scale  
1" = 30'-0"

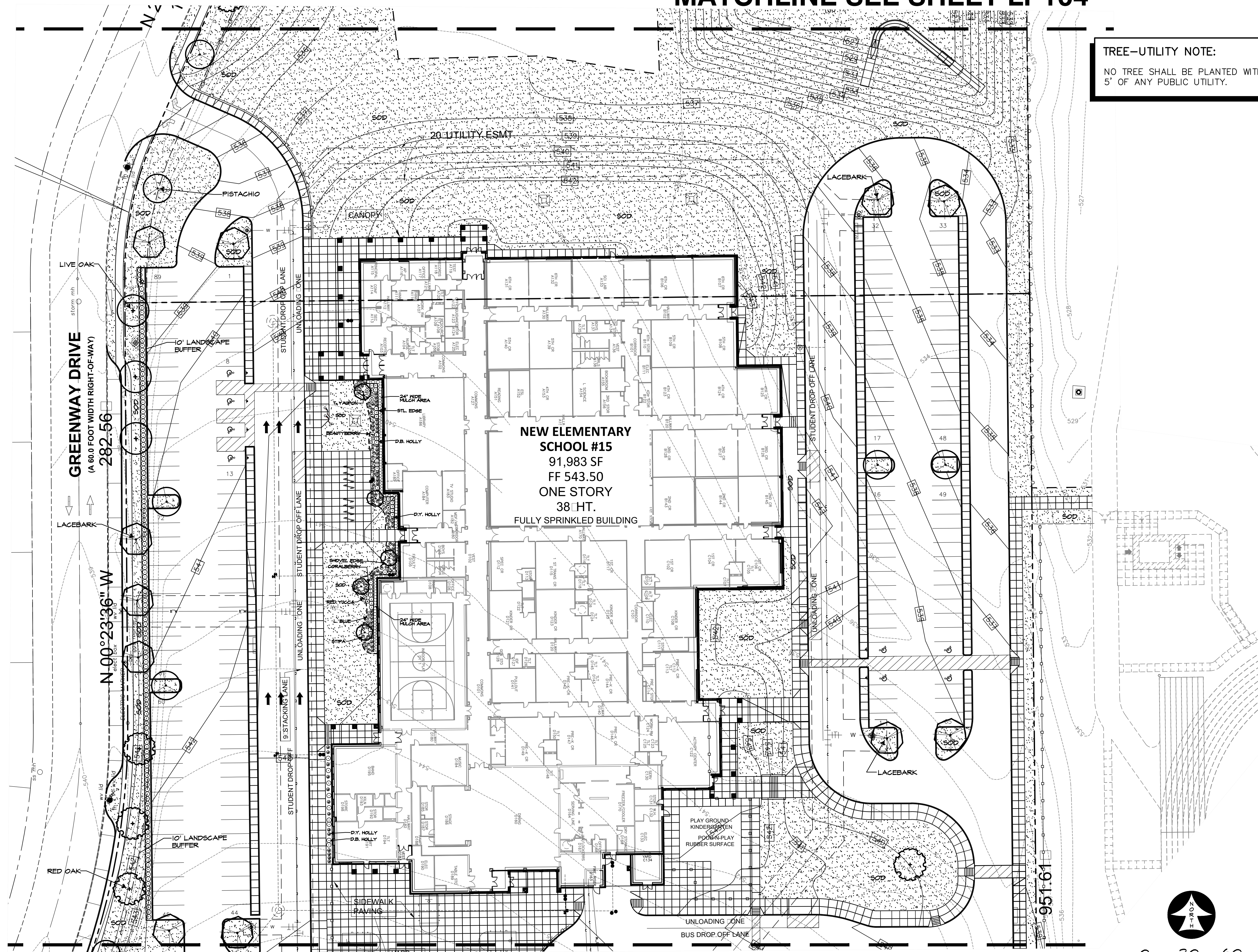
Revision

Drawing No.

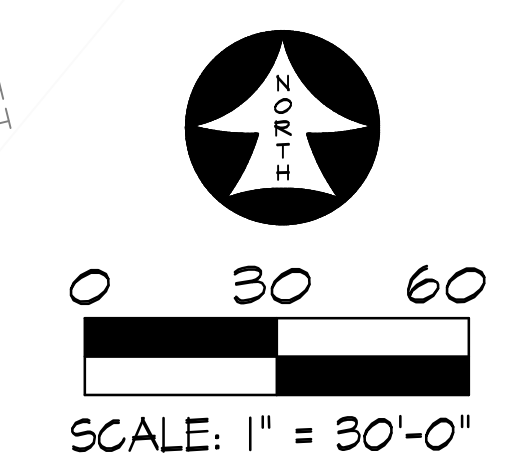
**LP103**

**MATCHLINE SEE SHEET LP104**

**TREE-UTILITY NOTE:**  
NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.



**MATCHLINE SEE SHEET LP102**





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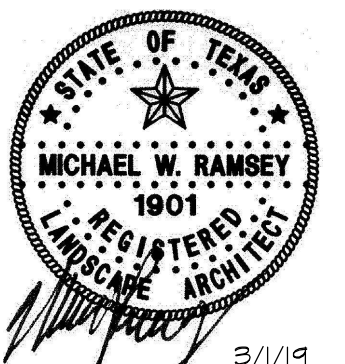
Notes




Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal



Client/Project Logo

Client/Project  
 Rockwall ISD

Elementary School #15

2911 Greenway Dr.  
 Rockwall TX 75087

Title  
 LANDSCAPE PLAN  
 AREA C

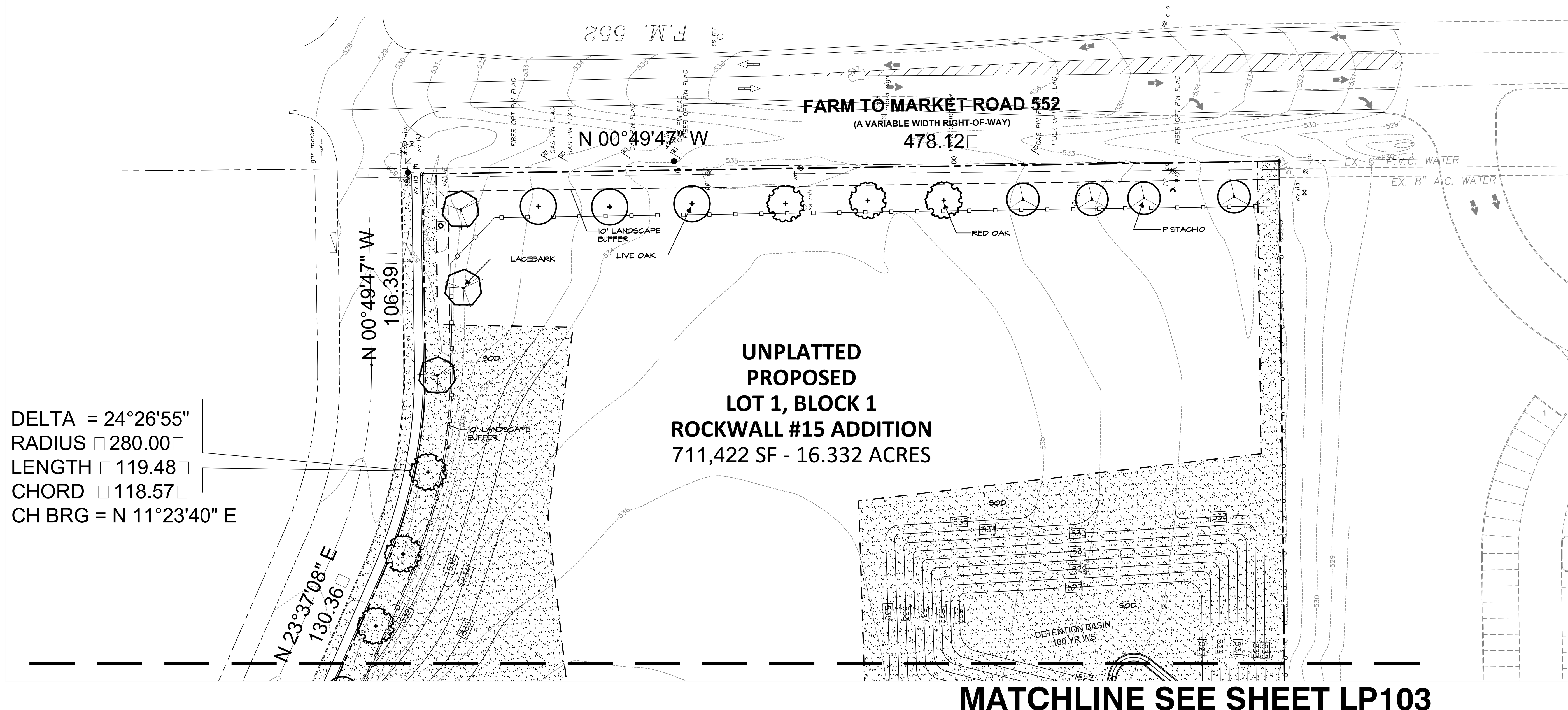
Project No.  
 214000654

Scale  
 1" = 30'-0"

Revision

Drawing No.

**LP104**



**TREE-UTILITY NOTE:**  
 NO TREE SHALL BE PLANTED WITHIN  
 5' OF ANY PUBLIC UTILITY.







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Consultants

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Notes

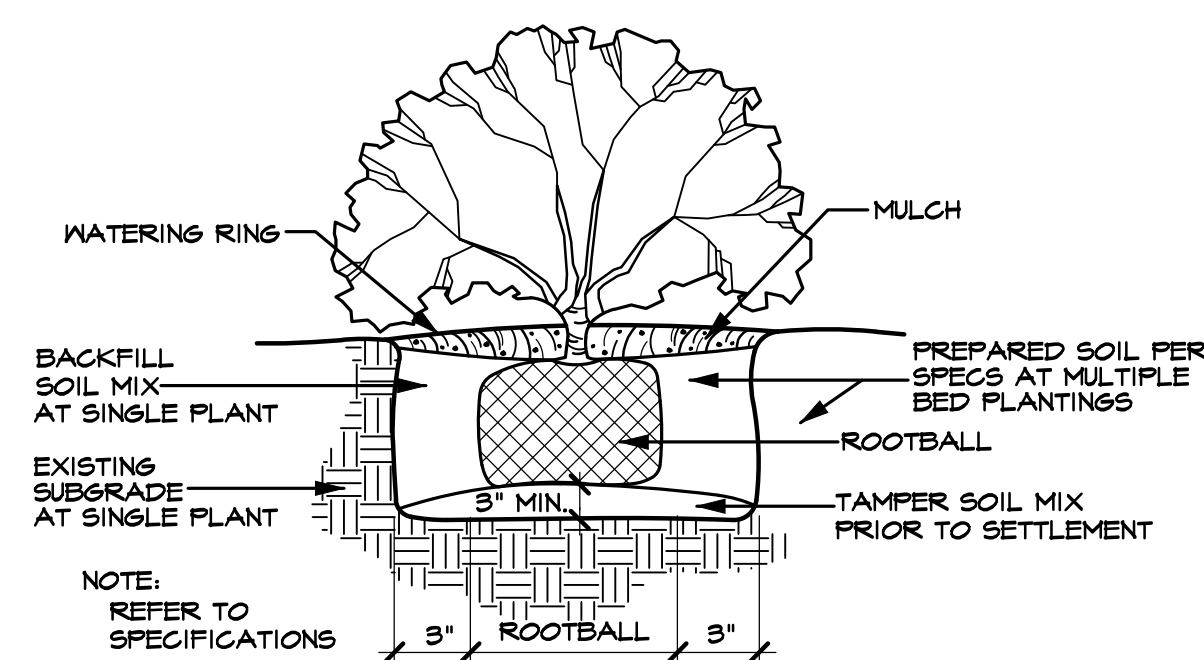


**LANDSCAPE NOTES**

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



**SHRUB PLANTING DETAIL (TYPICAL)**  
SCALE: N.T.S.

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
23	+	LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B+B straight trunk full rounded canopy
16	+	RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B+B straight trunk full rounded canopy
21	+	LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B+B straight trunk full rounded canopy
15	+	PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B+B straight trunk full rounded canopy
13	+	T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min, 8' Ht./4' spread, container, female - heavily berried tree form, limited to 4'

**SHRUBS**

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
79	@	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
198	o	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
71	o	D. FOUNTAIN	Dwarf Fountain Grass	Fennisetum alopecuroides 'hamlin'	1 gallon
7	o	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	1 gallon
5	o	BEAUTYBERRY	American Beautyberry	Callicarpa americana	5 gallon
14	o	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
16	o	D. FOUNTAIN	Dwarf Fountain Grass	Fennisetum alopecuroides 'hamlin'	1 gallon
8	o	COREOPSIS	Lanceleaf Coreopsis	Coreopsis lanceolata	1 gallon

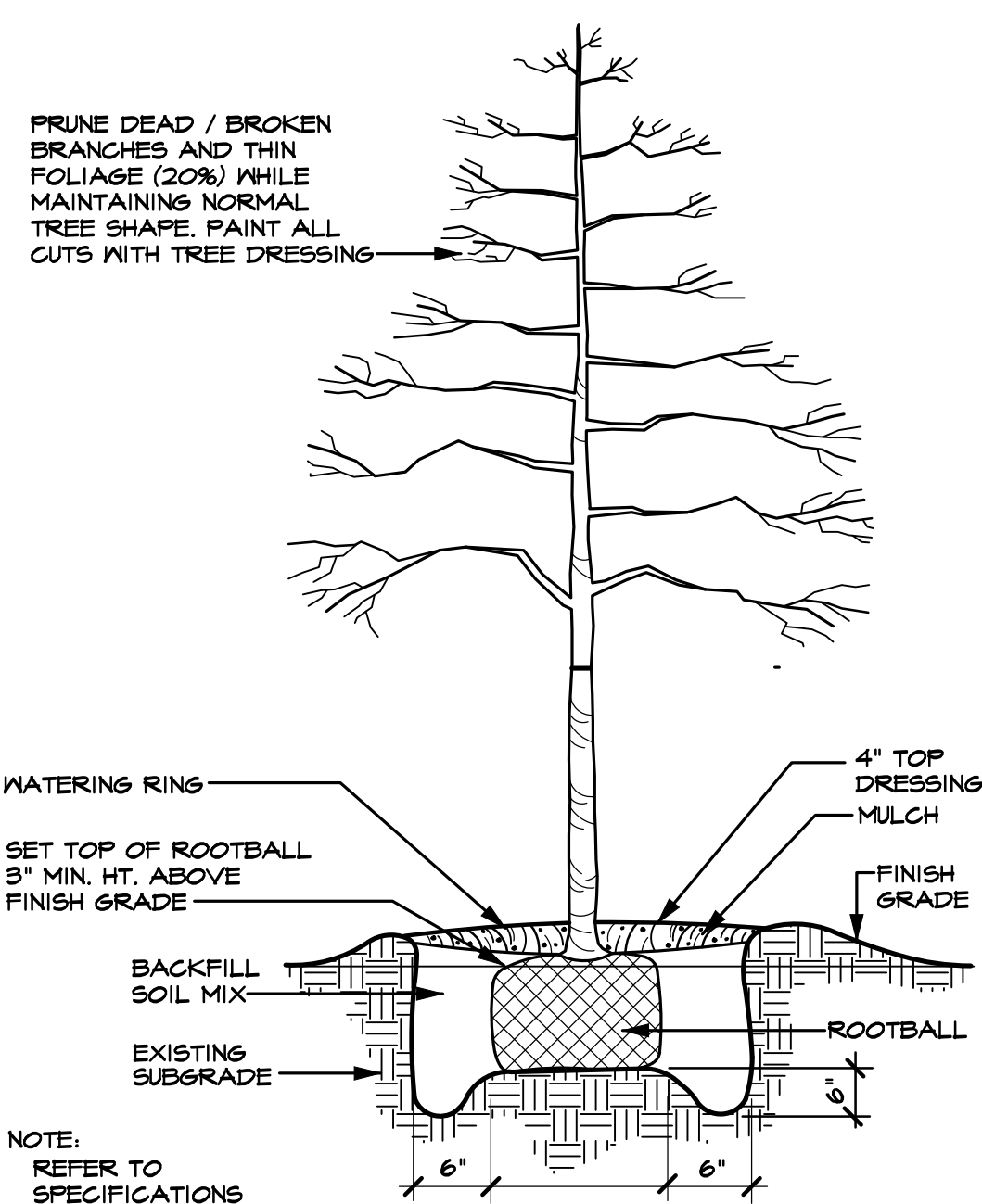
**GROUNDCOVER**

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	o	SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications

**MISCELLANEOUS**

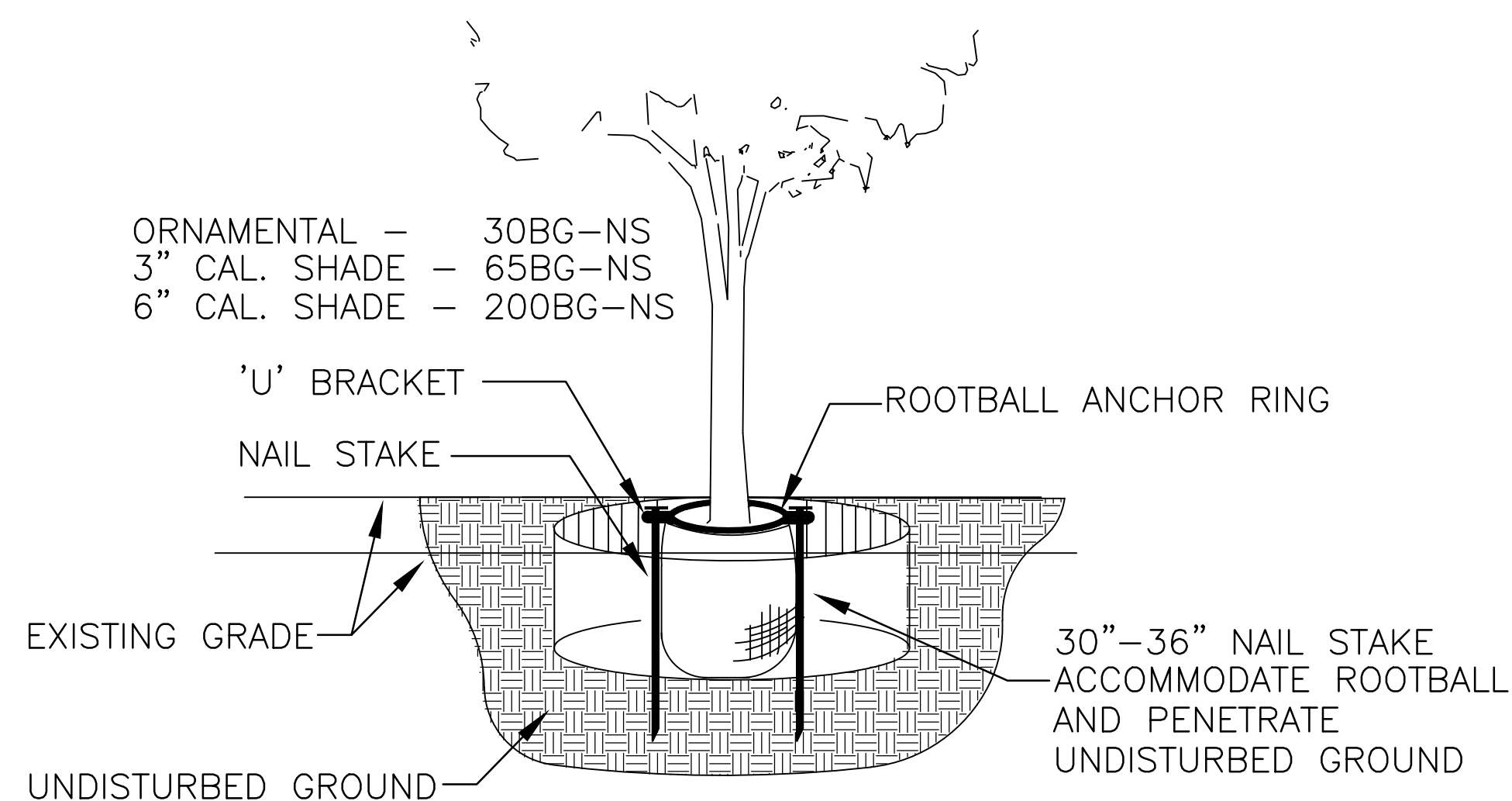
AS SHOWN	—	EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY		
8	o	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



**TREE PLANTING DETAIL (TYPICAL)**  
SCALE: N.T.S.

TREE STAKE SOLUTIONS TREE STABILIZATION  
TREESTAKESOLUTIONS.COM  
CONTACT - JEFF TULEY (903) 676-6143  
ALLOW 2 WEEKS FOR MANUFACTURING



**TREE STAKING DETAIL (TYPICAL)**  
SCALE: N.T.S.

**TREE-UTILITY NOTE:**

NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

Permit-Seal



Client/Project Logo

Client/Project  
Rockwall ISD

Elementary School #15

2911 Greenway Dr.  
Rockwall TX 75087

Title  
LANDSCAPE DETAILS

Project No.  
214000654

Scale  
AS SHOWN

Revision

Drawing No.

**LP501**

















June 11, 2019

**ATTN: ROBERT HOWMAN**  
GLENN ENGINEERING  
105 DECKER COURT, # 910  
IRVING, TX 75062

**RE: FINAL PLAT (P2019-020), Block A, Lot 2, RISD Elementary School Addition**

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 06/03/2019. The following is a record of all recommendations, voting records and conditions of approval:

#### *CONDITIONS OF APPROVAL*

*If the City Council chooses to approve the final plat for Lot 2, Block A, RISD Elementary School 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 plat;*

*(2) Any construction resulting from the approval of this 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 May 28, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 7 to 0.*

#### *CITY COUNCIL:*

*On June 3, 2019, the City Council's motion to approve the final plat with staff conditions passed by a vote of 7 to 0.*

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)  
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.





Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Gonzales', with a long horizontal flourish extending to the right.

**David Gonzales, AICP**  
Planning Manager  
Planning & Zoning Department  
City of Rockwall, TX