



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-023 P&Z DATE 5/28/2019 CC DATE 6/11/2019 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 type="checkbox"/> FINAL PLAT
<input checked="" 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> _____
_____
_____
_____
_____
<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. P2014-073

**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>
- 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 901 W. Yellow Jacket Lane

Subdivision Rockwall High School Addition

Lot 2 Block 1

General Location East Corner of the intersection of Yellow Jacket Lane and Greencrest Blvd.

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

Current Zoning Commercial

Current Use Public School

Proposed Zoning Commercial

Proposed Use Public School

Acreage	35.295	Lots [Current]	1	Lots [Proposed]	1
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**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 RLK Engineering, Inc.

Contact Person William Salee

Contact Person Rick Bates

Address 1191 T.L. Townsend Drive

Address 111 West Main Street

City, State & Zip Rockwall, TX. 75087

City, State & Zip Allen, Tx. 75013

Phone 2148936132

Phone 9723591733

E-Mail will.salee@rockwallisd.org

E-Mail rick@rlkengineering.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Rick Bates [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 \$ 1005.90, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of May, 2019. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide and reproduce any copyrighted information submitted in conjunction with this application for public information. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application for public information."

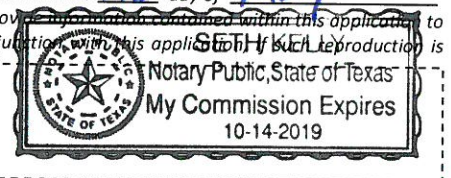
Given under my hand and seal of office on this the 17th day of May, 2019.

Owner's/Applicant's Signature

Rick Bates

Notary Public in and for the State of Texas

[Signature]



My Commission Expires 10-14-19





**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: 5/17/2019

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 Friday, 05/24/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/28/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/28/2019 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:** P2019-023  
**Project Name:** Lot 2, Block A, Rockwall High School Addition  
**Project Type:** PLAT  
**Applicant Name:** RLK ENGINEERING, INC.  
**Owner Name:** ROCKWALL, I S D  
**Project Description:**



# RECEIPT

Project Number: P2019-023  
Job Address: 901 YELLOW JACKET LN  
ROCKWALL, TX 75087

Receipt Number: B85976

Printed: 7/17/2019 11:19 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 1,005.90

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**Total Fees Paid:**

**\$ 1,005.90**

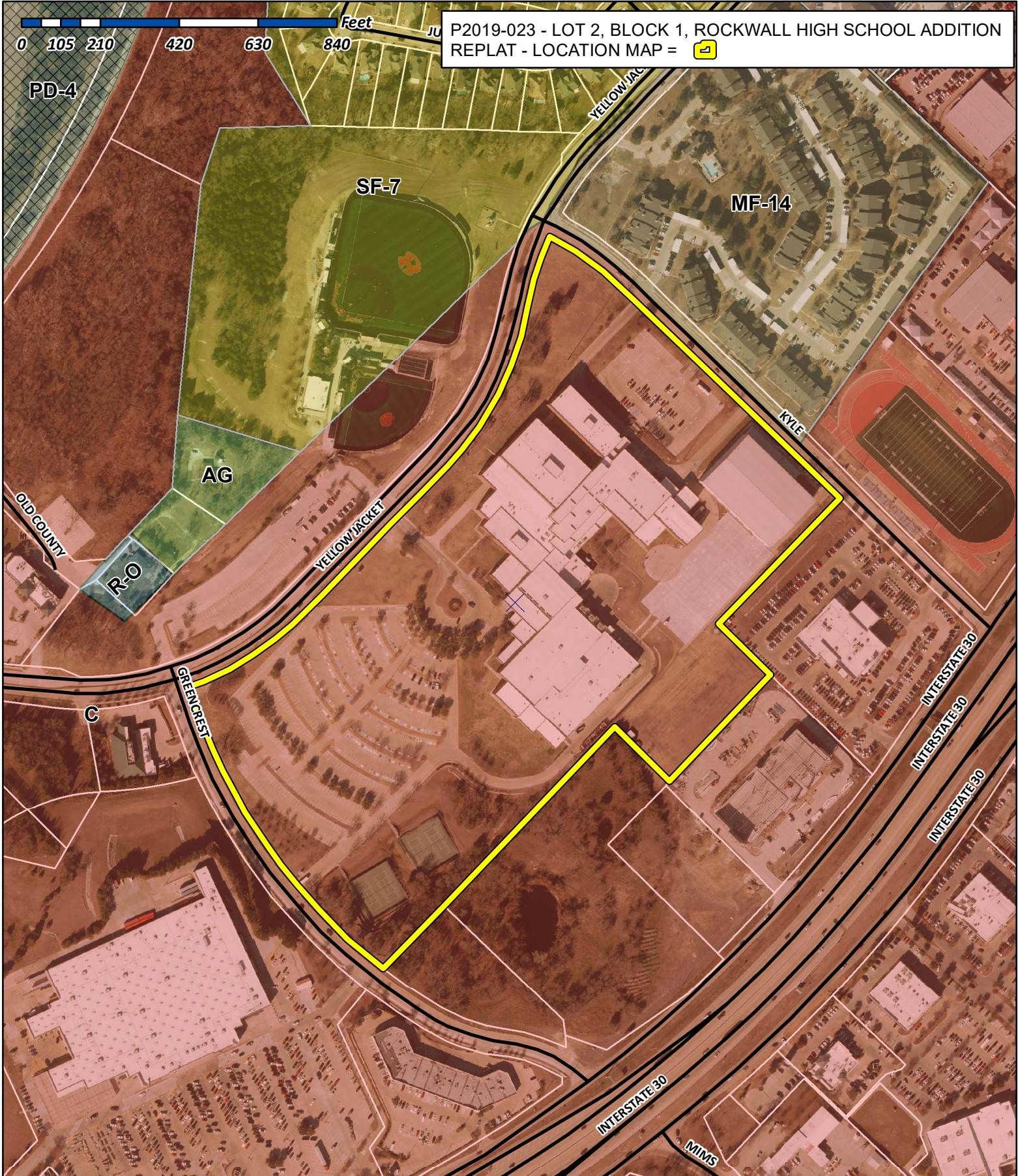
Date Paid: 7/17/2019 12:00:00AM

Paid By: ROCKWALL INDEPENDENT SCHOOL

Pay Method: CHECK 259195

Received By: LM





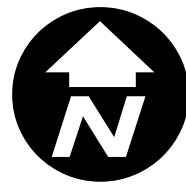
P2019-023 - LOT 2, BLOCK 1, ROCKWALL HIGH SCHOOL ADDITION  
 REPLAT - LOCATION MAP = [location pin icon]



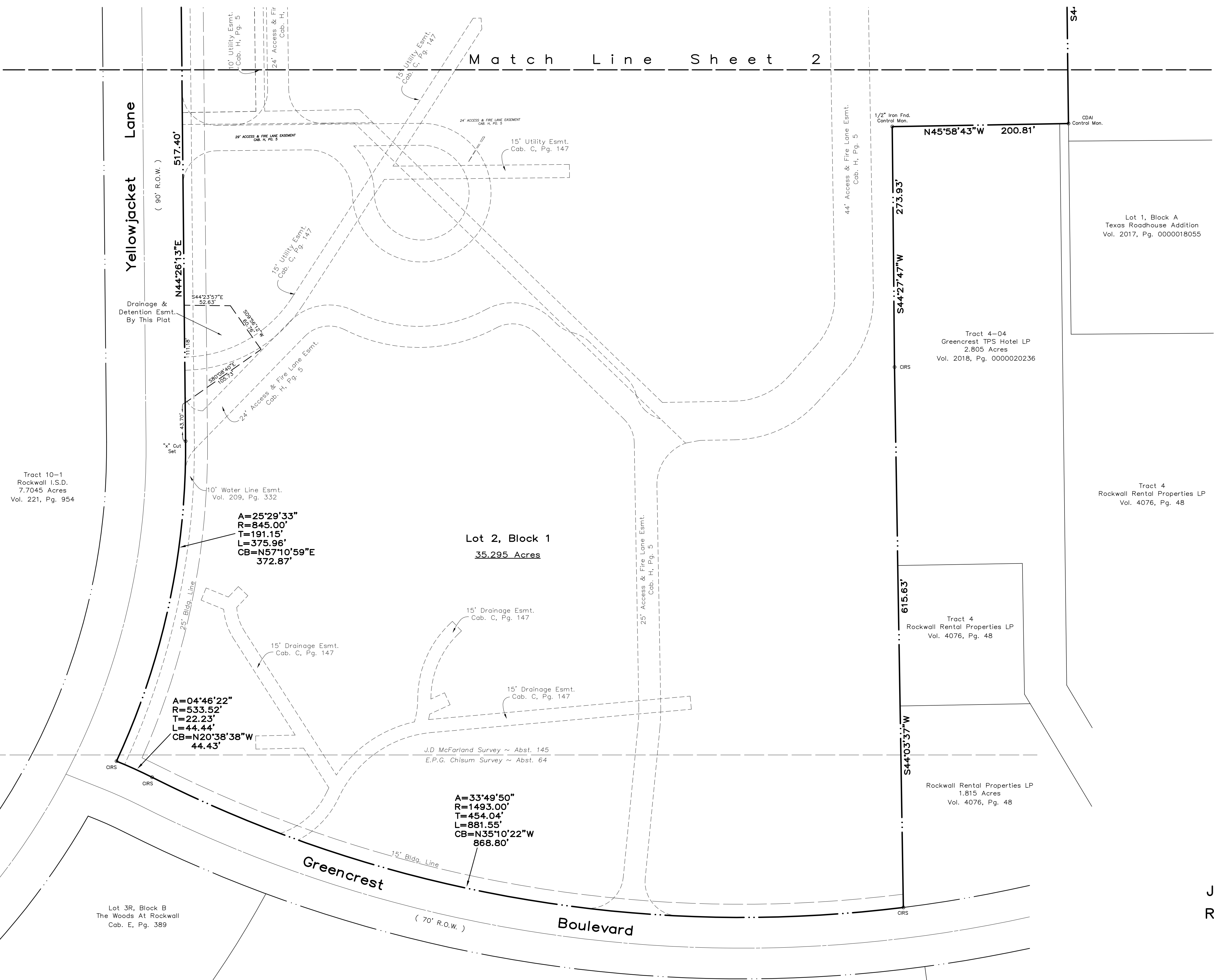
# City of Rockwall

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

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







Tract 10-1  
Rockwall I.S.D.  
7.7045 Acres  
Vol. 221, Pg. 954

Lot 3R, Block B  
The Woods At Rockwall  
Cab. E, Pg. 389

Lot 6, Block A  
Wal-Mart Super Center Addition  
Cab. G, Pg. 253

Lot 1, Block A  
Wal-Mart Super Center Addition  
Cab. C, Pg. 383

Tract 4  
Rockwall Rental Properties LP  
Vol. 4076, Pg. 48

Tract 4  
Rockwall Rental Properties LP  
Vol. 4076, Pg. 48

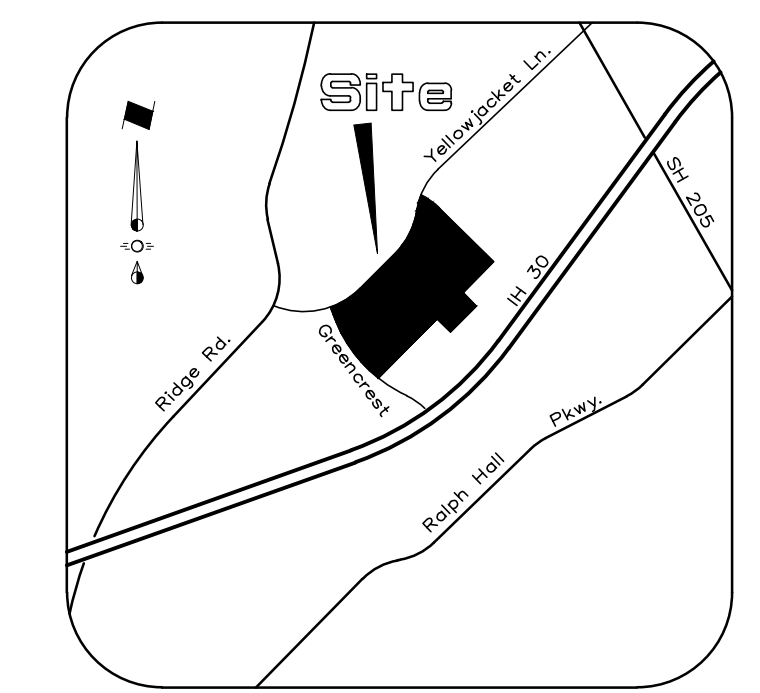
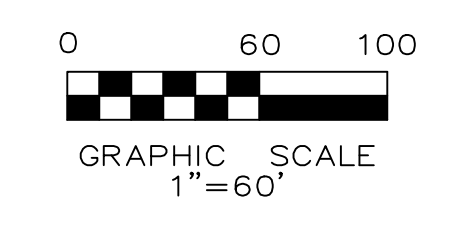
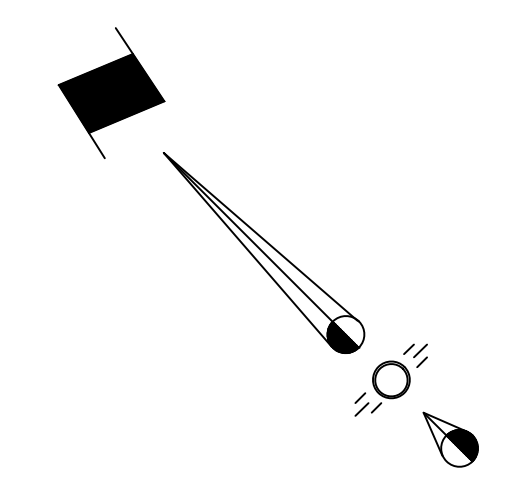
Rockwall Rental Properties LP  
1.815 Acres  
Vol. 4076, Pg. 48

Tract 4-04  
Greencrest TPS Hotel LP  
2.805 Acres  
Vol. 2018, Pg. 0000020236

Lot 1, Block A  
Texas Roadhouse Addition  
Vol. 2017, Pg. 0000018055

**NOTE:**  
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

**PURPOSE OF REPLAT:**  
To dedicate a drainage & detention easement.



**VICINITY MAP**  
NTS

**LEGEND:**  
CRS.....1/2" Iron Set With  
Yellow Plastic Cap  
Stamped "4613"

SHEET 1 OF 3  
FINAL PLAT

# ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.  
35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1191 T.L. Townsend Drive  
Rockwall, Texas 75087  
Telephone 972 772-1148

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

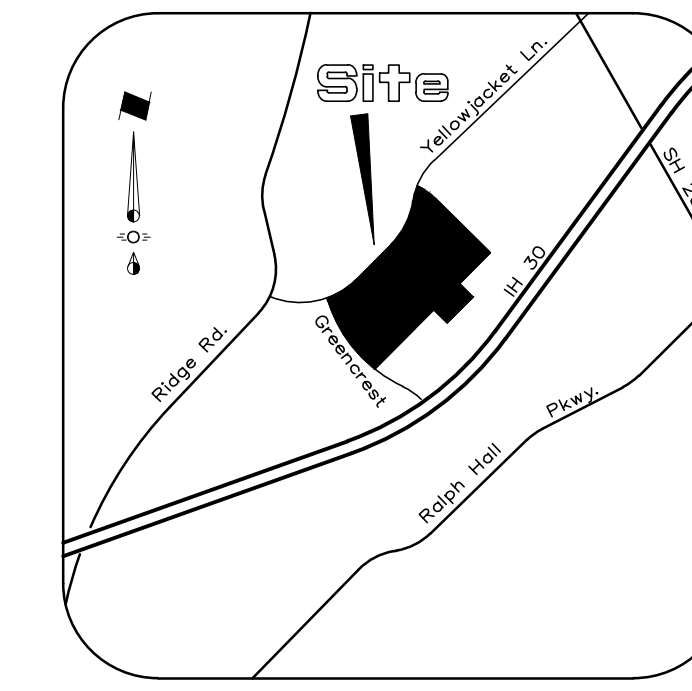
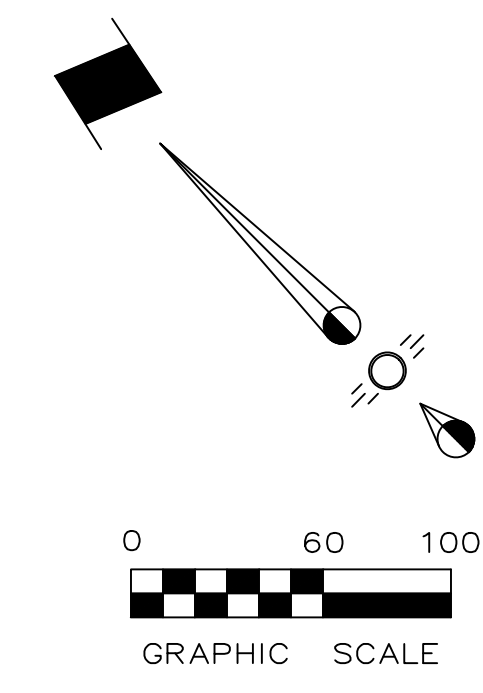
**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

May 17, 2019

Case No. P2019-000

**LEGEND:**

CRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"



VICINITY MAP  
NTS

A=17'07'09"  
R=770.00'  
T=115.90'  
L=230.06'  
CB=S54'32'40"E  
229.21'

Lot 1, Block A  
Rockwall Place Apartments  
Cab. D, Pg. 53

Tract 16  
Rockwall I.S.D.  
6.056 Acres  
Vol. 1648, Pg. 155

Point of Beginning

Kyle Drive  
(60' R.O.W.)

S45'59'06"E 813.73'

A=14'38'12"  
R=755.00'  
T=96.96'  
L=192.87'  
CB=N17'30'09"E  
192.35'

10' Water Line Esmt.  
Vol. 209, Pg. 332

25' Access & Fire Lane Esmt.  
Cab. H, Pg. 5

15' Drainage Esmt.  
Cab. C, Pg. 147

15' Utility Esmt.  
Cab. C, Pg. 147

25' Access & Fire Lane Esmt.  
Cab. H, Pg. 5

20' Utility Esmt.  
Cab. H, Pg. 5

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7018494.05 E=2595818.15

Lot 2, Block 1  
Heritage BPG Addition  
Cab. G, Pg. 205

Lot 2, Block 1  
35.295 Acres

A=34'15'09"  
R=845.00'  
T=260.38'  
L=505.16'  
CB=N27'18'38"E  
497.67'

Tract 10-1  
Rockwall I.S.D.  
7.7045 Acres  
Vol. 221, Pg. 954

SHEET 2 OF 3  
FINAL PLAT

# ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1191 T.L. Townsend Drive  
Rockwall, Texas 75087  
Telephone 972 772-1148

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

May 17, 2019

Case No. P2019-000

**NOTE:**  
The easements shown are graphically located from the previous plots. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

**PURPOSE OF REPLAT:**  
To dedicate a drainage & detention easement.

Match Line Sheet 1

Lane

1/40'

24' ACCESS & FIRE LANE EASEMENT  
Cab. H, Pg. 5

15' Utility Esmt.  
Cab. C, Pg. 147

24' ACCESS & FIRE LANE EASEMENT  
Cab. H, Pg. 5

15' Utility Esmt.  
Cab. C, Pg. 147

1/2" Iron Set  
9-5

1/2" Iron Fnd.  
Control Mon.

N45'58'43"W 200.81'

390.29'  
S44'17'14"W

Lot 1, Block 1  
Rockwall-Fine Addition

CDAL  
Control Mon.

S44'11'14"W 463.62'

S45'26'13"E 200.00'

CRS



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of Rockwall High School Addition, Lot 2, Block 1, as recorded in Cabinet H, Page Page 5, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the intersection of the southeasterly line of Yellowjacket Lane (a 90' R.O.W.) with the southwesterly line of Kyle Drive (a 60' R.O.W.) said point being the beginning of a curve to the right having a central angle of 17°07'09", a radius of 770.00 feet, a tangent length of 115.90 feet, and a chord bearing S54°32'40"E, 229.21 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwesterly line of Kyle Drive, an arc distance of 230.06 feet to a capped iron found stamped "CLO" for corner and the end of said curve;

THENCE S45°59'06"E, with the southwesterly line of Kyle Drive, a distance of 813.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Plat Records of Rockwall County, Texas;

THENCE S44°11'14"W, leaving Kyle Drive, a distance of 463.62 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a capped iron rod stamped "HALFF" bears N34°53'08"W, 0.44';

THENCE S45°26'13"E, a distance of 200.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N27°44'49"W, 0.25';

THENCE S44°17'14"W, a distance of 390.29 feet to a capped iron found stamped "CDAI" for corner;

THENCE N45°58'43"W, a distance of 200.81 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°27'47"W, a distance of 273.93 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°03'37"W, a distance of 615.63 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod stamped "DAI" bears N40°59'38"E, 0.31', said corner being in the northeasterly line of Greencrest Boulevard (a 70' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 33°49'50", a radius of 1493.00 feet, a tangent length of 454.04 feet, and a chord bearing N35°10'22"W, 868.80 feet;

THENCE in a northwesterly direction along said curve to the right, and with the northeasterly line of Greencrest Boulevard, an arc distance of 881.55 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N40°59'38"E, 0.31', said corner being the beginning of a reverse curve to the left having a central angle of 04°46'22", a radius of 533.52 feet, a tangent length of 22.23 feet, and a chord bearing N20°38'38"W, 44.43 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeasterly line of Greencrest Boulevard, an arc distance of 44.44 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N66°47'39"E, 2.95', said corner being the end of said curve, and being in the aforementioned southeasterly line of Yellowjacket Lane and the beginning of a non-tangent curve to the left having a central angle of 25°29'33", a radius of 845.00 feet, a tangent length of 191.15 feet, and a chord bearing N57°10'59"E, 372.87 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 375.96 feet to an "x" cut set for corner and the end of said curve;

THENCE N44°26'13"E, with the southeasterly line of Yellowjacket Lane, a distance of 517.40 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N72°41'18"W, 2.03 feet, said corner being the beginning of a curve to the left having a central angle of 34°15'09", a radius of 845.00 feet, a tangent length of 260.38 feet, and a chord bearing N27°18'38"E, 497.67 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 505.16 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a reverse curve to the right having a central angle of 14°38'12" a radius of 755.00 feet, a tangent length of 96.96 feet, and a chord bearing N17°30'09"E, 192.35 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeasterly line of Yellowjacket Lane, an arc distance of 192.87 feet to the POINT OF BEGINNING and CONTAINING 1,537,462 square feet, or 35.295 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).

GENERAL NOTES

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.

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 2, Block 1, Rockwall High School Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed upon, over or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.
7. 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 the prevailing private commercial rates, or have been made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions 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 We may have as a result of the dedication of exactions made herein.

Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2019

Mayor, City of Rockwall

City Secretary

City Engineer

SHEET 3 OF 3
FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of

Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

May 17, 2019

Case No. P2019-000

CLOSURE SHEET ROCKWALL HIGH SCHOOL

Map Check Thursday, May 16, 2019

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1	7019192.43	2595046.24	Plat
CURVE	A=230.06 DELTA=17°07'09"			T=115.90	EXT=8.67	
1-3	S 54°32'40" E	229.21	3	7019059.47	2595232.95	Plat
RADIUS POINT		770.00	2	7018505.72	2594697.92	Plat
3-4	S 45°59'06" E	813.73	4	7018494.05	2595818.15	Plat
4-5	S 44°11'14" W	463.62	5	7018161.61	2595495.00	Plat
5-6	S 45°26'13" E	200.00	6	7018021.27	2595637.50	Plat
6-7	S 44°17'14" W	390.29	7	7017741.88	2595364.97	Plat
7-8	N 45°58'43" W	200.81	8	7017881.43	2595220.57	Plat
8-9	S 44°27'47" W	273.93	9	7017685.93	2595028.70	Plat
9-10	S 44°03'37" W	615.63	10	7017243.53	2594600.58	Plat
CURVE	A=881.55 DELTA=33°49'50"			T=454.04	EXT=67.51	
10-12	N 35°10'22" W	868.80	12	7017953.70	2594100.11	Plat
RADIUS POINT		1493.00	11	7018421.44	2595517.96	Plat
12-13	N 20°38'38" W	44.43	13	7017995.28	2594084.45	Plat
CURVE	A=375.96 DELTA=25°29'33"			T=191.15	EXT=21.35	
13-15	N 57°10'59" E	372.87	15	7018197.36	2594397.81	Plat
RADIUS POINT		845.00	14	7018788.96	2593794.46	Plat
15-16	N 44°26'13" E	517.40	16	7018566.79	2594760.06	Plat
CURVE	A=505.16 DELTA=34°15'09"			T=260.38	EXT=39.21	
16-18	N 27°18'38" E	497.67	18	7019008.99	2594988.40	Plat
RADIUS POINT		845.00	17	7019158.40	2594156.71	Plat
CURVE	A=192.87 DELTA=14°38'12"			T=96.96	EXT=6.20	
18-20	N 17°30'09" E	192.35	20	7019192.43	2595046.24	Plat
RADIUS POINT		755.00	19	7018875.49	2595731.50	Plat

Closure error distance > 0.007 Error Bearing > N 90°00'00" E

Closure Precision > 1 in 866278.9 Total Distance Traversed > 5705.45

1537462 Sq. Feet or 35.295 Acres



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** July 30, 2019  
**APPLICANT:** Rick Bates; *RLK Engineering, Inc.*  
**CASE NUMBER:** P2019-023; *Lot 2, Block A, Rockwall High School Addition*

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### SUMMARY

Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall High School Addition being a 35.295-acre parcel of land currently identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 35.295-acre parcel of land [i.e. *Lot 2, Rockwall High School Addition*] for the purpose of dedicating a drainage and detention easement required for the expansion of the parking lot for Rockwall High School. The 36 additional parking spaces will be constructed located along W. Yellow Jacket Lane, west of the main entrance.
- On April 20, 2019, William Salee of Rockwall ISD, requested an amended site plan [i.e. *Case NO. SP2019-008*] for the purpose of expanding the existing parking lot at Rockwall High School. On April 30, 2019, the Planning and Zoning Commission approved the site plan.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats 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

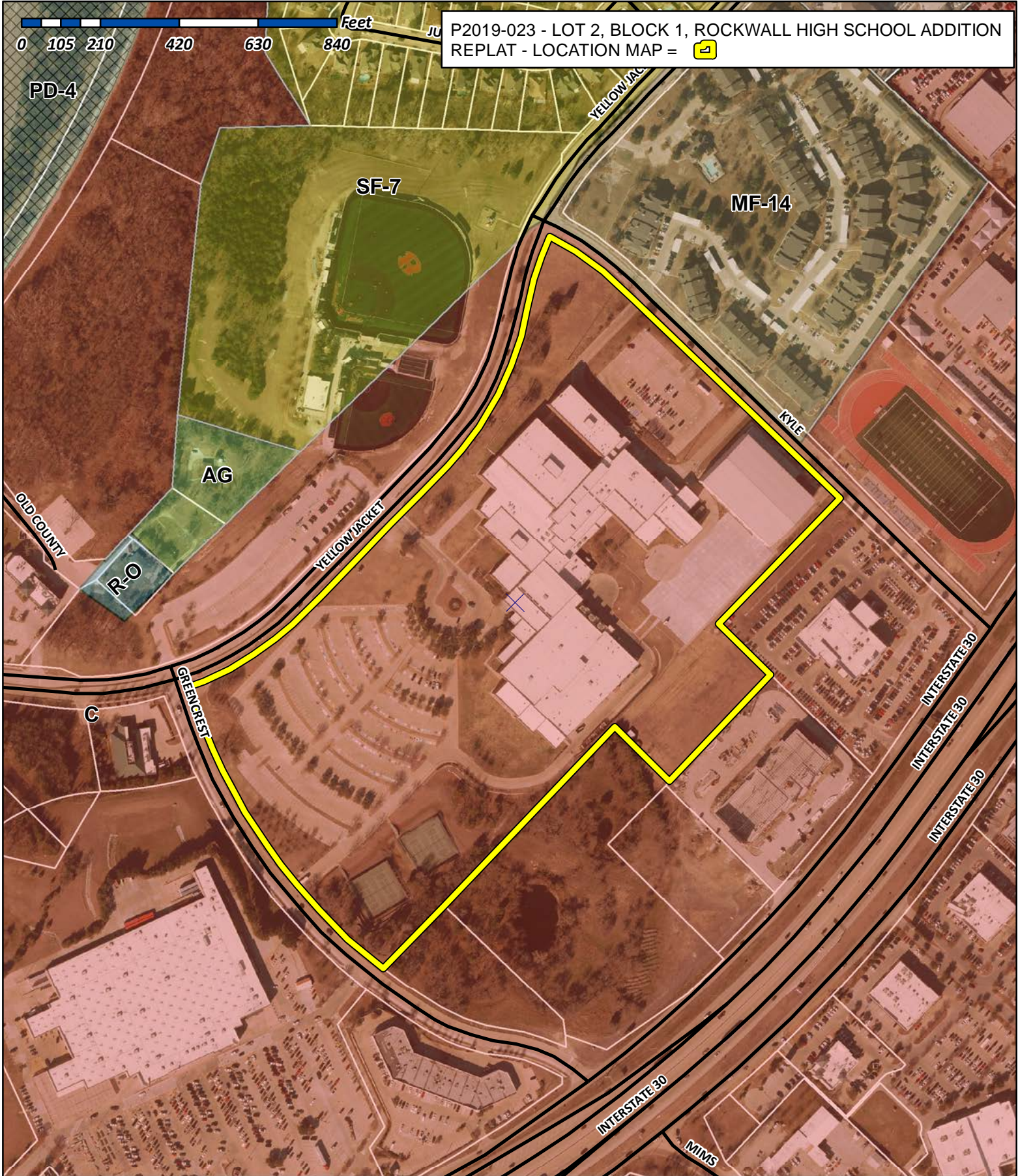
If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 2, Block A, Rockwall High School Addition*, staff would propose the following conditions of approval:

- (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

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

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





**City of Rockwall**  
**Project Plan Review History**



<b>Project Number</b> P2019-023	<b>Owner</b> ROCKWALL, I S D	<b>Applied</b> 5/17/2019	<b>LM</b>
<b>Project Name</b> Lot 2, Block A, Rockwall High School	<b>Applicant</b> RLK ENGINEERING, INC.	<b>Approved</b>	
<b>Type</b> <del>REPLAT</del> REPLAT		<b>Closed</b>	
<b>Subtype</b> REPLAT		<b>Expired</b>	
<b>Status</b> P&Z HEARING		<b>Status</b> 7/26/2019	<b>DG</b>

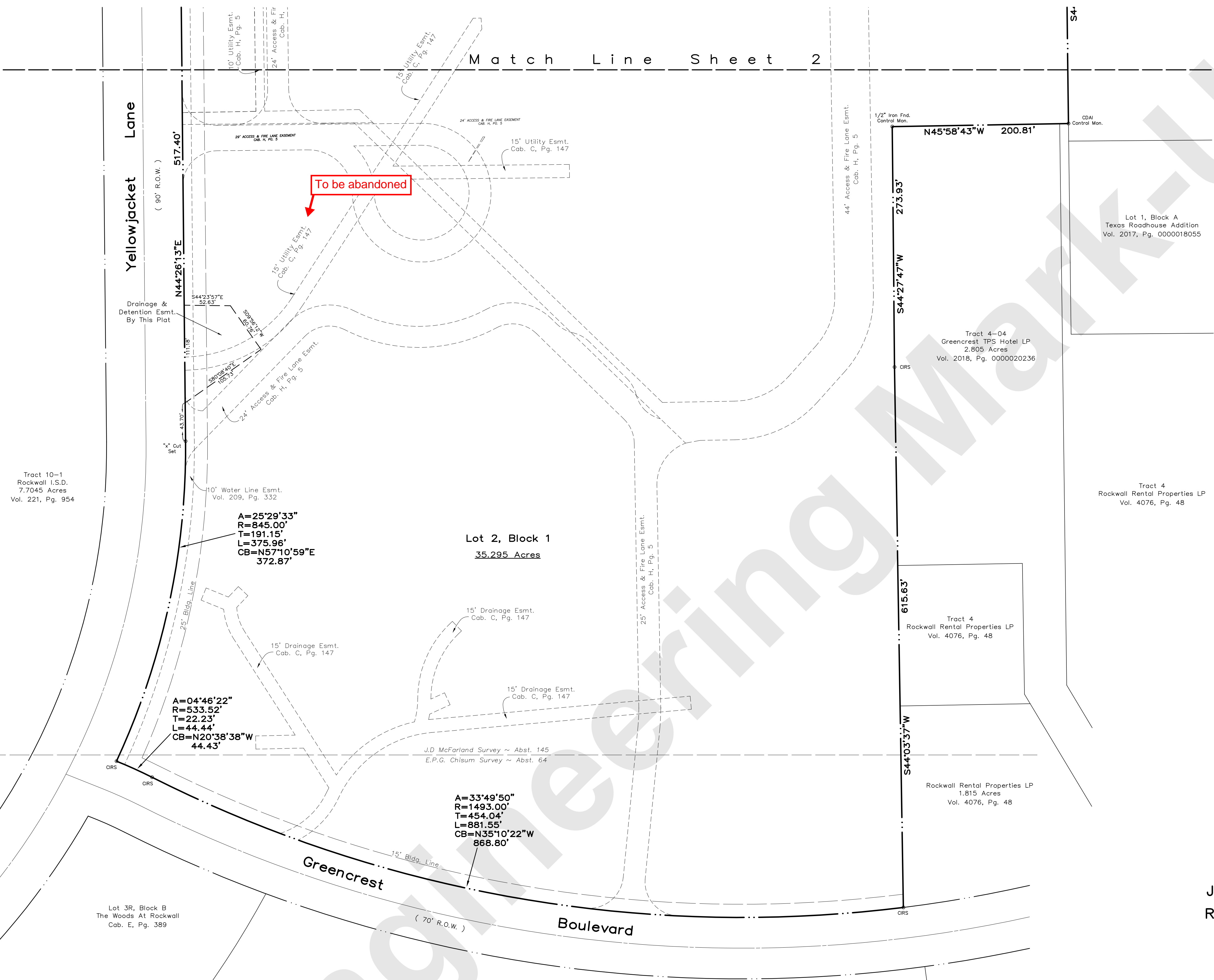
<b>Site Address</b> 901 YELLOW JACKET LN	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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<b>Subdivision</b> ROCKWALL HIGH SCHOOL	<b>Tract</b> 1	<b>Block</b> A	<b>Lot No</b> 1	<b>Parcel No</b> 4823-000A-0001-00-0R	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING (7/25/2019 1:09 PM SH) - The 15' utility easement for the sewer line is to be abandoned by this plat.	Sarah Hager	5/17/2019	5/24/2019	7/25/2019	69	COMMENTS	
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	7/18/2019	62	APPROVED	
GIS	Lance Singleton	5/17/2019	5/24/2019	7/16/2019	60	APPROVED	
PLANNING	David Gonzales	5/17/2019	5/24/2019	7/23/2019	67	COMMENTS	See comments



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot2, Block A, Rockwall High School Addition being a 35.295-acre parcel of land currently identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.</p>						
<p>** Planning Department General Comments to be addressed:</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday August 6, 2019. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff:</p>						
<p>** Planning Department General Comments to be addressed:</p>						
<ol style="list-style-type: none"> <li>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</li> <li>2. Provide a label indicating "Case No. P2019-023" on the lower right corner on all pages of the revised final plat</li> <li>3. Correct Title Block to read as follows: Final Plat ROCKWALL HIGH SCHOOL ADDITION Lot 2, Block A, Being a Replat of Lot 1, Block A Rockwall High School Addition etc., etc, City of Rockwall, Rockwall County, Texas</li> <li>4. Correct plat label to read as Lot 2, Block A (not block 1). Additionally, include Rockwall High School Addition above Lot 2, Block A on the plat.</li> <li>5. Include the old lot information on plat (i.e. Lot 1, Block A, Rockwall High School Addition) in a lighter gray scale.</li> <li>6. Page 3 - signature block: change year to 2019 (not 2017).</li> </ol>						
<p>** 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 **</p>						
<p>** 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 Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>Meeting Dates to Attend</p>						
<p>Planning - Consent Agenda: July 30, 2019 (Tuesday at 6:00 p.m.)</p>						
<p>City Council - Consent Agenda: August 5, 2019 (Monday at 6:00 p.m.)</p>						



Tract 10-1  
Rockwall I.S.D.  
7.7045 Acres  
Vol. 221, Pg. 954

Lot 3R, Block B  
The Woods At Rockwall  
Cab. E, Pg. 389

A=25°29'33"  
R=845.00'  
T=191.15'  
L=375.96'  
CB=N57°10'59"E  
372.87'

A=04°46'22"  
R=533.52'  
T=22.23'  
L=44.44'  
CB=N20°38'38"W  
44.43'

A=33°49'50"  
R=1493.00'  
T=454.04'  
L=881.55'  
CB=N35°10'22"W  
868.80'

Lot 2, Block 1  
35.295 Acres

Tract 4-04  
Greencrest TPS Hotel LP  
2.805 Acres  
Vol. 2018, Pg. 0000020236

Tract 4  
Rockwall Rental Properties LP  
Vol. 4076, Pg. 48

Tract 4  
Rockwall Rental Properties LP  
Vol. 4076, Pg. 48

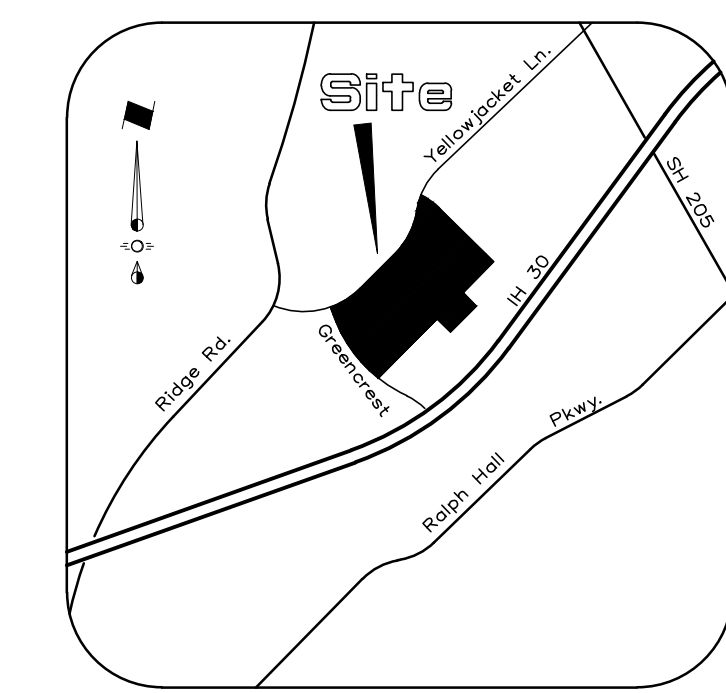
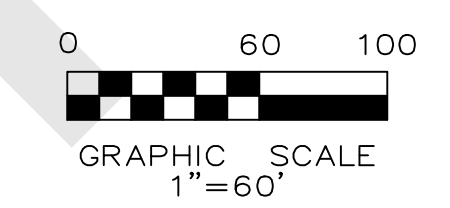
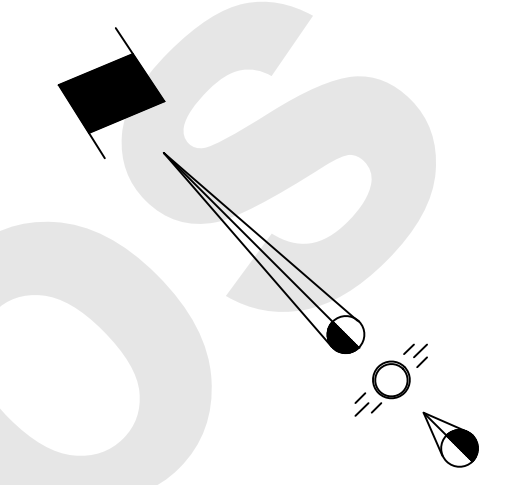
Rockwall Rental Properties LP  
1.815 Acres  
Vol. 4076, Pg. 48

Lot 1, Block A  
Wal-Mart Super Center Addition  
Cab. C, Pg. 383

Lot 6, Block A  
Wal-Mart Super Center Addition  
Cab. G, Pg. 253

NOTE:  
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

Match Line Sheet 2



VICINITY MAP  
NTS

LEGEND:  
CIRS.....1/2" Iron Set With  
Yellow Plastic Cap  
Stamped "4613"

SHEET 1 OF 3  
FINAL PLAT

# ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.  
35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1191 T.L. Townsend Drive  
Rockwall, Texas 75087  
Telephone 972 772-1148

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
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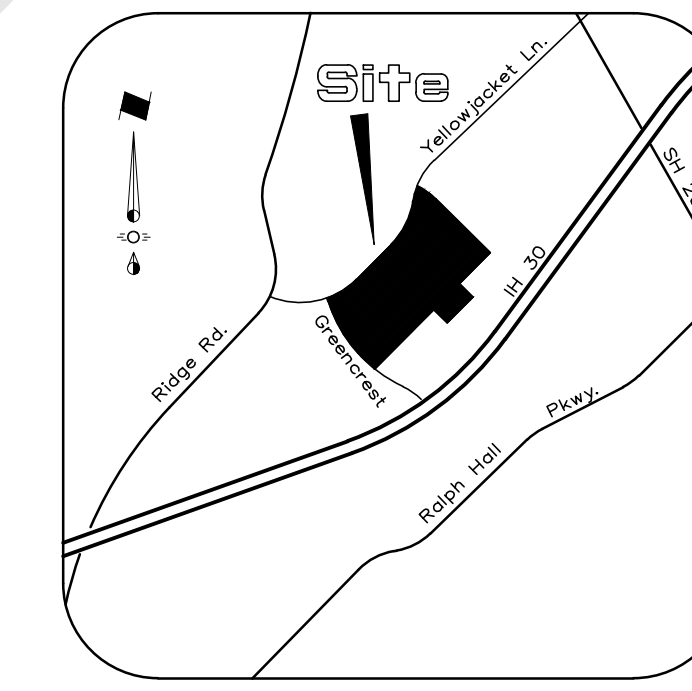
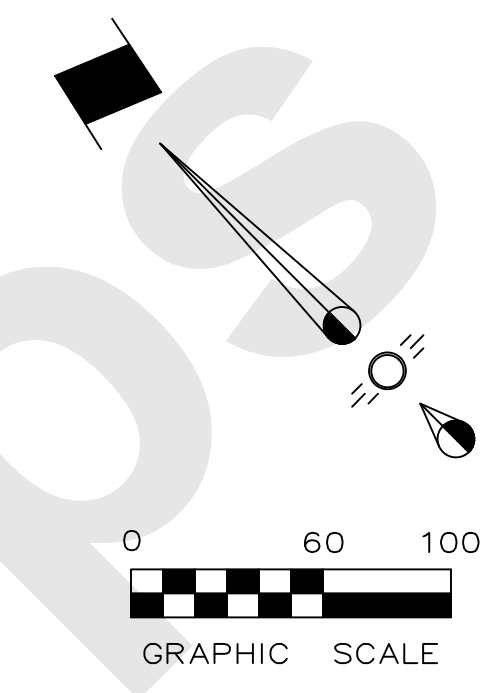
**PURPOSE OF REPLAT:**  
To dedicate a drainage & detention easement.

May 17, 2019

Case No. P2019-000

**LEGEND:**

CRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"



VICINITY MAP  
NTS

A=17°07'09"  
R=770.00'  
T=115.90'  
L=230.06'  
CB=S54°32'40"E  
229.21'

Lot 1, Block A  
Rockwall Place Apartments  
Cab. D, Pg. 53

Tract 16  
Rockwall I.S.D.  
6.056 Acres  
Vol. 1648, Pg. 155

Point of Beginning

Kyle Drive  
(60' R.O.W.)

S45°59'06"E 813.73'

A=14°38'12"  
R=755.00'  
T=96.96'  
L=192.87'  
CB=N17°30'09"E  
192.35'

10' Water Line Esmt.  
Vol. 209, Pg. 332

25' Access & Fire Lane Esmt.  
Cab. H, Pg. 5

15' Drainage Esmt.  
Cab. C, Pg. 147

15' Utility Esmt.  
Cab. C, Pg. 147

25' Access & Fire Lane Esmt.  
Cab. H, Pg. 5

20' Utility Esmt.  
Cab. H, Pg. 5

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7318484.05 E=2595818.15

Lot 2, Block 1  
Heritage BPG Addition  
Cab. G, Pg. 205

Lot 2, Block 1  
35.295 Acres

A=34°15'09"  
R=845.00'  
T=260.38'  
L=505.16'  
CB=N27°18'38"E  
497.67'

Tract 10-1  
Rockwall I.S.D.  
7.7045 Acres  
Vol. 221, Pg. 954

SHEET 2 OF 3  
FINAL PLAT

**ROCKWALL HIGH SCHOOL ADDITION**

LOT 2, BLOCK 1

Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1191 T.L. Townsend Drive  
Rockwall, Texas 75087  
Telephone 972 772-1148

**Engineer**  
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**Surveyor**  
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Firm No. 10069500  
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Anna, Texas 75409  
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May 17, 2019

Case No. P2019-000

Match Line Sheet 1

**NOTE:**  
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

**PURPOSE OF REPLAT:**  
To dedicate a drainage & detention easement.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of Rockwall High School Addition, Lot 2, Block 1, as recorded in Cabinet H, Page Page 5, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the intersection of the southeasterly line of Yellowjacket Lane (a 90' R.O.W.) with the southwesterly line of Kyle Drive (a 60' R.O.W.) said point being the beginning of a curve to the right having a central angle of 17°07'09", a radius of 770.00 feet, a tangent length of 115.90 feet, and a chord bearing S54°32'40"E, 229.21 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwesterly line of Kyle Drive, an arc distance of 230.06 feet to a capped iron found stamped "CLO" for corner and the end of said curve;

THENCE S45°59'06"E, with the southwesterly line of Kyle Drive, a distance of 813.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Plat Records of Rockwall County, Texas;

THENCE S44°11'14"W, leaving Kyle Drive, a distance of 463.62 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a capped iron rod stamped "HALFF" bears N34°53'08"W, 0.44';

THENCE S45°26'13"E, a distance of 200.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N27°44'49"W, 0.25';

THENCE S44°17'14"W, a distance of 390.29 feet to a capped iron found stamped "CDAI" for corner;

THENCE N45°58'43"W, a distance of 200.81 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°27'47"W, a distance of 273.93 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°03'37"W, a distance of 615.63 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod stamped "DAI" bears N40°59'38"E, 0.31', said corner being in the northeasterly line of Greencrest Boulevard (a 70' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 33°49'50", a radius of 1493.00 feet, a tangent length of 454.04 feet, and a chord bearing N35°10'22"W, 868.80 feet;

THENCE in a northwesterly direction along said curve to the right, and with the northeasterly line of Greencrest Boulevard, an arc distance of 881.55 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N40°59'38"E, 0.31', said corner being the beginning of a reverse curve to the left having a central angle of 04°46'22", a radius of 533.52 feet, a tangent length of 22.23 feet, and a chord bearing N20°38'38"W, 44.43 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeasterly line of Greencrest Boulevard, an arc distance of 44.44 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N66°47'39"E, 2.95', said corner being the end of said curve, and being in the aforementioned southeasterly line of Yellowjacket Lane and the beginning of a non-tangent curve to the left having a central angle of 25°29'33", a radius of 845.00 feet, a tangent length of 191.15 feet, and a chord bearing N57°10'59"E, 372.87 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 375.96 feet to an "x" cut set for corner and the end of said curve;

THENCE N44°26'13"E, with the southeasterly line of Yellowjacket Lane, a distance of 517.40 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N72°41'18"W, 2.03 feet, said corner being the beginning of a curve to the left having a central angle of 34°15'09", a radius of 845.00 feet, a tangent length of 260.38 feet, and a chord bearing N27°18'38"E, 497.67 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 505.16 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a reverse curve to the right having a central angle of 14°38'12" a radius of 755.00 feet, a tangent length of 96.96 feet, and a chord bearing N17°30'09"E, 192.35 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeasterly line of Yellowjacket Lane, an arc distance of 192.87 feet to the POINT OF BEGINNING and CONTAINING 1,537,462 square feet, or 35.295 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).

GENERAL NOTES

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.

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 2, Block 1, Rockwall High School Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed upon, over or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.
7. 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 the prevailing private commercial rates, or have been made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions 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 We may have as a result of the dedication of exactions made herein.

Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for
the State of Texas

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2019

Mayor, City of Rockwall

City Secretary

City Engineer

SHEET 3 OF 3
FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

May 17, 2019

Case No. P2019-000

CLOSURE SHEET ROCKWALL HIGH SCHOOL

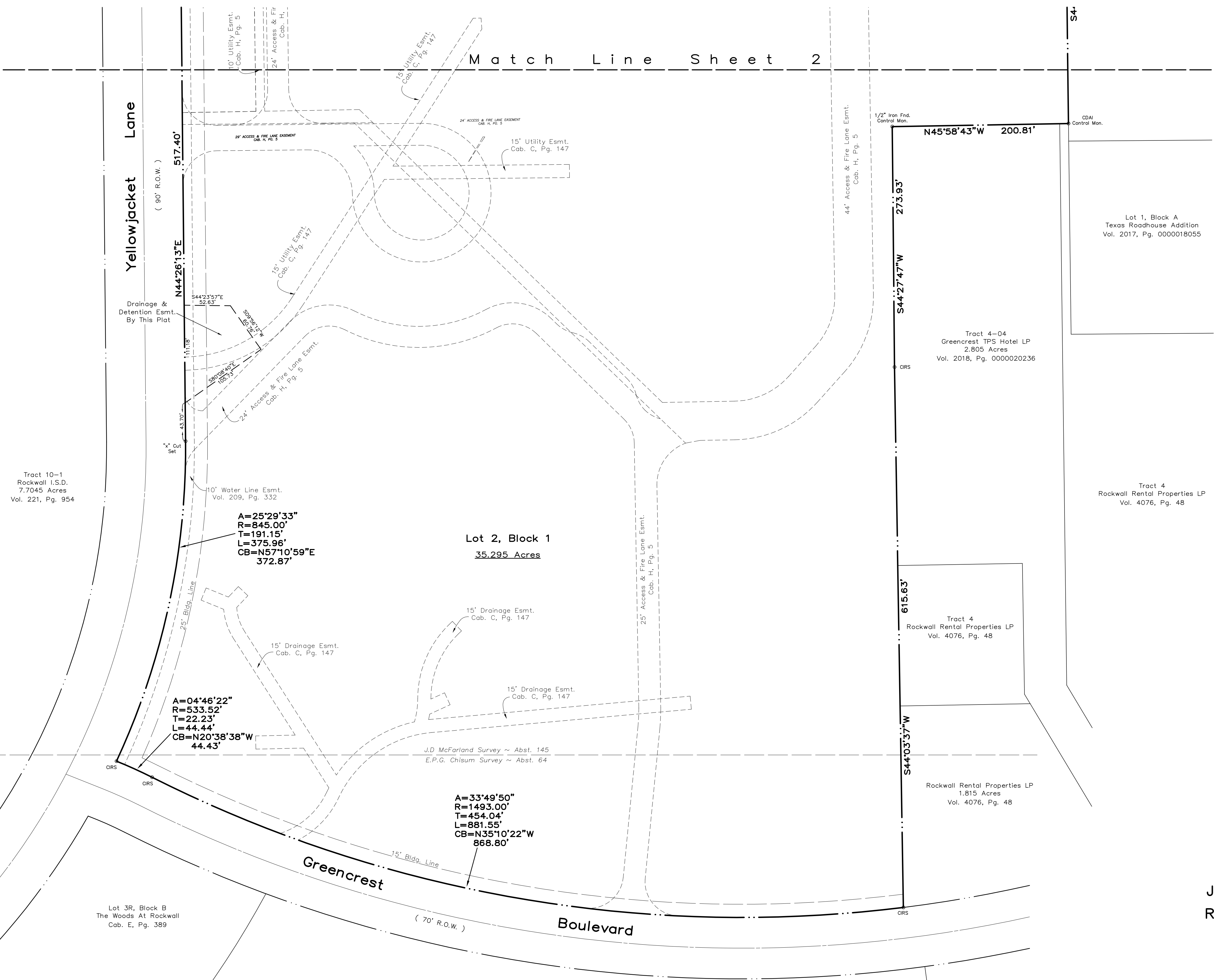
Map Check Thursday, May 16, 2019

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1	7019192.43	2595046.24	Plat
CURVE	A=230.06 DELTA=17°07'09"			T=115.90	EXT=8.67	
1-3	S 54°32'40" E	229.21	3	7019059.47	2595232.95	Plat
RADIUS POINT		770.00	2	7018505.72	2594697.92	Plat
3-4	S 45°59'06" E	813.73	4	7018494.05	2595818.15	Plat
4-5	S 44°11'14" W	463.62	5	7018161.61	2595495.00	Plat
5-6	S 45°26'13" E	200.00	6	7018021.27	2595637.50	Plat
6-7	S 44°17'14" W	390.29	7	7017741.88	2595364.97	Plat
7-8	N 45°58'43" W	200.81	8	7017881.43	2595220.57	Plat
8-9	S 44°27'47" W	273.93	9	7017685.93	2595028.70	Plat
9-10	S 44°03'37" W	615.63	10	7017243.53	2594600.58	Plat
CURVE	A=881.55 DELTA=33°49'50"			T=454.04	EXT=67.51	
10-12	N 35°10'22" W	868.80	12	7017953.70	2594100.11	Plat
RADIUS POINT		1493.00	11	7018421.44	2595517.96	Plat
12-13	N 20°38'38" W	44.43	13	7017995.28	2594084.45	Plat
CURVE	A=375.96 DELTA=25°29'33"			T=191.15	EXT=21.35	
13-15	N 57°10'59" E	372.87	15	7018197.36	2594397.81	Plat
RADIUS POINT		845.00	14	7018788.96	2593794.46	Plat
15-16	N 44°26'13" E	517.40	16	7018566.79	2594760.06	Plat
CURVE	A=505.16 DELTA=34°15'09"			T=260.38	EXT=39.21	
16-18	N 27°18'38" E	497.67	18	7019008.99	2594988.40	Plat
RADIUS POINT		845.00	17	7019158.40	2594156.71	Plat
CURVE	A=192.87 DELTA=14°38'12"			T=96.96	EXT=6.20	
18-20	N 17°30'09" E	192.35	20	7019192.43	2595046.24	Plat
RADIUS POINT		755.00	19	7018875.49	2595731.50	Plat

Closure error distance > 0.007 Error Bearing > N 90°00'00" E

Closure Precision > 1 in 866278.9 Total Distance Traversed > 5705.45

1537462 Sq. Feet or 35.295 Acres



Match Line Sheet 2

Yellowjacket Lane  
(90' R.O.W.)

Lot 3R, Block B  
The Woods At Rockwall  
Cab. E, Pg. 389

Lot 2, Block 1  
35.295 Acres

Lot 6, Block A  
Wal-Mart Super Center Addition  
Cab. G, Pg. 253

Lot 1, Block A  
Wal-Mart Super Center Addition  
Cab. C, Pg. 383

Tract 4  
Rockwall Rental Properties LP  
Vol. 4076, Pg. 48

Tract 4  
Rockwall Rental Properties LP  
Vol. 4076, Pg. 48

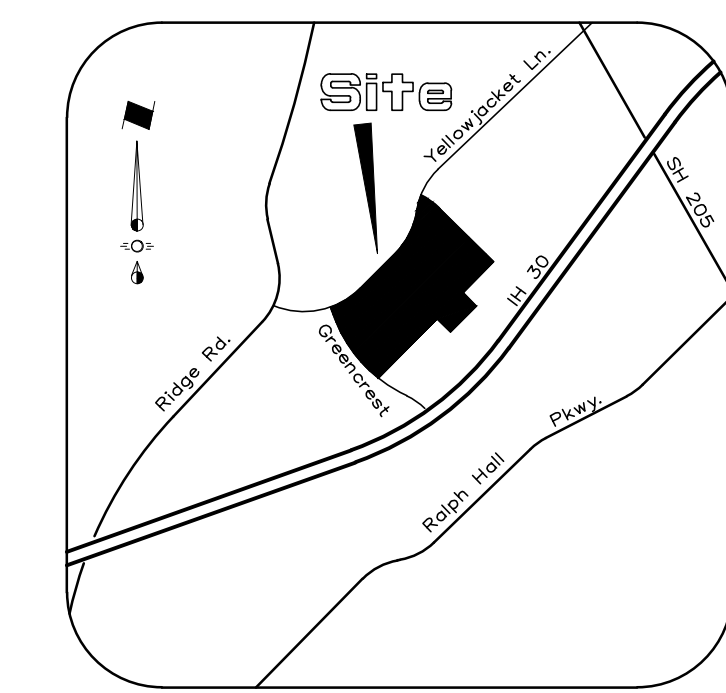
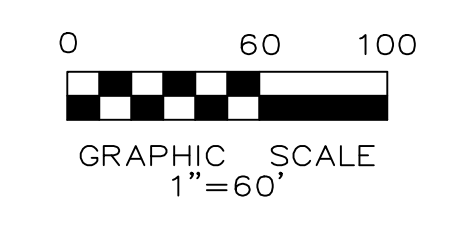
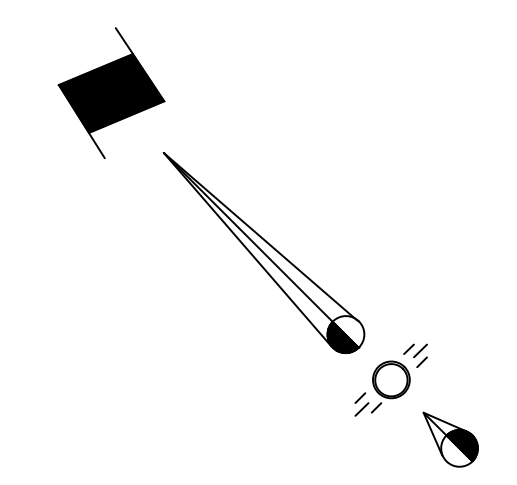
Rockwall Rental Properties LP  
1.815 Acres  
Vol. 4076, Pg. 48

Tract 4-04  
Greencrest TPS Hotel LP  
2.805 Acres  
Vol. 2018, Pg. 0000020236

Lot 1, Block A  
Texas Roadhouse Addition  
Vol. 2017, Pg. 0000018055

Tract 10-1  
Rockwall I.S.D.  
7.7045 Acres  
Vol. 221, Pg. 954

NOTE:  
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.



VICINITY MAP  
NTS

LEGEND:  
CRS.....1/2" Iron Set With  
Yellow Plastic Cap  
Stamped "4613"

SHEET 1 OF 3  
FINAL PLAT

# ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.  
35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1191 T.L. Townsend Drive  
Rockwall, Texas 75087  
Telephone 972 772-1148

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

**PURPOSE OF REPLAT:**  
To dedicate a drainage & detention easement.

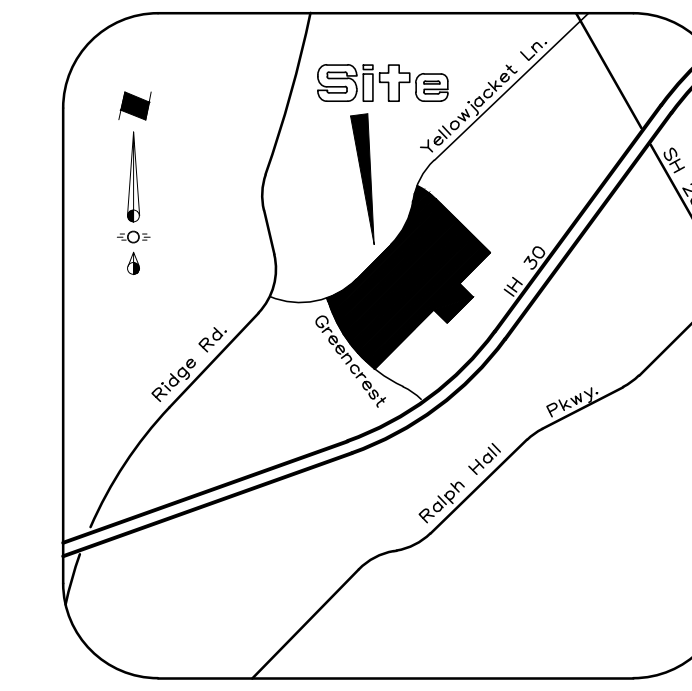
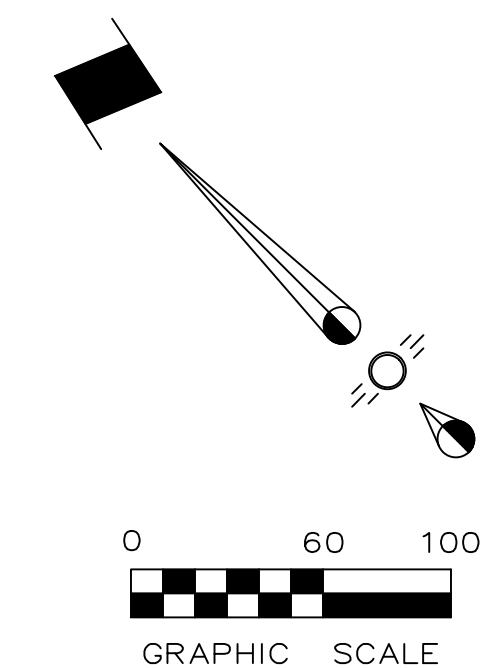
May 17, 2019

Case No. P2019-000



**LEGEND:**

CRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"



VICINITY MAP  
NTS

A=17°07'09"  
R=770.00'  
T=115.90'  
L=230.06'  
CB=S54°32'40"E  
229.21'

Lot 1, Block A  
Rockwall Place Apartments  
Cab. D, Pg. 53

Tract 16  
Rockwall I.S.D.  
6.056 Acres  
Vol. 1648, Pg. 155

Point of Beginning

**Kyle Drive**  
(60' R.O.W.)

S45°59'06"E 813.73'

A=14°38'12"  
R=755.00'  
T=96.96'  
L=192.87'  
CB=N17°30'09"E  
192.35'

10' Water Line Esmt.  
Vol. 209, Pg. 332

25' Access & Fire Lane Esmt.  
Cab. H, Pg. 5

15' Drainage Esmt.  
Cab. C, Pg. 147

15' Utility Esmt.  
Cab. C, Pg. 147

25' Access & Fire Lane Esmt.  
Cab. H, Pg. 5

20' Utility Esmt.  
Cab. H, Pg. 5

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7018494.05 E=2595818.15

Lot 2, Block 1  
Heritage BPG Addition  
Cab. G, Pg. 205

Lot 2, Block 1  
35.295 Acres

A=34°15'09"  
R=845.00'  
T=260.38'  
L=505.16'  
CB=N27°18'38"E  
497.67'

Tract 10-1  
Rockwall I.S.D.  
7.7045 Acres  
Vol. 221, Pg. 954

SHEET 2 OF 3  
FINAL PLAT

**ROCKWALL HIGH SCHOOL ADDITION**

LOT 2, BLOCK 1

Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1191 T.L. Townsend Drive  
Rockwall, Texas 75087  
Telephone 972 772-1148

**Engineer**  
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**Surveyor**  
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Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

May 17, 2019

Case No. P2019-000

Match Line Sheet 1

**NOTE:**  
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

**PURPOSE OF REPLAT:**  
To dedicate a drainage & detention easement.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of Rockwall High School Addition, Lot 2, Block 1, as recorded in Cabinet H, Page Page 5, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the intersection of the southeasterly line of Yellowjacket Lane (a 90' R.O.W.) with the southwesterly line of Kyle Drive (a 60' R.O.W.) said point being the beginning of a curve to the right having a central angle of 17°07'09", a radius of 770.00 feet, a tangent length of 115.90 feet, and a chord bearing S54°32'40"E, 229.21 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwesterly line of Kyle Drive, an arc distance of 230.06 feet to a capped iron found stamped "CLO" for corner and the end of said curve;

THENCE S45°59'06"E, with the southwesterly line of Kyle Drive, a distance of 813.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Plat Records of Rockwall County, Texas;

THENCE S44°11'14"W, leaving Kyle Drive, a distance of 463.62 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a capped iron rod stamped "HALFF" bears N34°53'08"W, 0.44';

THENCE S45°26'13"E, a distance of 200.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N27°44'49"W, 0.25';

THENCE S44°17'14"W, a distance of 390.29 feet to a capped iron found stamped "CDAI" for corner;

THENCE N45°58'43"W, a distance of 200.81 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°27'47"W, a distance of 273.93 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°03'37"W, a distance of 615.63 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod stamped "DAI" bears N40°59'38"E, 0.31', said corner being in the northeasterly line of Greencrest Boulevard (a 70' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 33°49'50", a radius of 1493.00 feet, a tangent length of 454.04 feet, and a chord bearing N35°10'22"W, 868.80 feet;

THENCE in a northwesterly direction along said curve to the right, and with the northeasterly line of Greencrest Boulevard, an arc distance of 881.55 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N40°59'38"E, 0.31', said corner being the beginning of a reverse curve to the left having a central angle of 04°46'22", a radius of 533.52 feet, a tangent length of 22.23 feet, and a chord bearing N20°38'38"W, 44.43 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeasterly line of Greencrest Boulevard, an arc distance of 44.44 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N66°47'39"E, 2.95', said corner being the end of said curve, and being in the in the aforementioned southeasterly line of Yellowjacket Lane and the beginning of a non-tangent curve to the left having a central angle of 25°29'33", a radius of 845.00 feet, a tangent length of 191.15 feet, and a chord bearing N57°10'59"E, 372.87 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 375.96 feet to an "x" cut set for corner and the end of said curve;

THENCE N44°26'13"E, with the southeasterly line of Yellowjacket Lane, a distance of 517.40 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N72°41'18"W, 2.03 feet, said corner being the beginning of a curve to the left having a central angle of 34°15'09", a radius of 845.00 feet, a tangent length of 260.38 feet, and a chord bearing N27°18'38"E, 497.67 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 505.16 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a reverse curve to the right having a central angle of 14°38'12" a radius of 755.00 feet, a tangent length of 96.96 feet, and a chord bearing N17°30'09"E, 192.35 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeasterly line of Yellowjacket Lane, an arc distance of 192.87 feet to the POINT OF BEGINNING and CONTAINING 1,537,462 square feet, or 35.295 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEIOD03).

GENERAL NOTES

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.

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 2, Block 1, Rockwall High School Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed upon, over or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.
7. 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 the prevailing private commercial rates, or have been made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions 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 We may have as a result of the dedication of exactions made herein.

Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for
the State of Texas

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2019

Mayor, City of Rockwall

City Secretary

City Engineer

SHEET 3 OF 3
FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
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May 17, 2019

Case No. P2019-000



# 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:** August 5, 2019  
**APPLICANT:** Rick Bates; *RLK Engineering, Inc.*  
**CASE NUMBER:** P2019-023; *Lot 2, Block A, Rockwall High School Addition*

---

### **SUMMARY**

Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall High School Addition being a 35.295-acre parcel of land currently identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

### **PLAT INFORMATION**

- The applicant is requesting the approval of a replat for a 35.295-acre parcel of land [i.e. *Lot 2, Rockwall High School Addition*] for the purpose of dedicating a drainage and detention easement required for the expansion of the parking lot for Rockwall High School. The 36 additional parking spaces will be constructed located along W. Yellow Jacket Lane, west of the main entrance.
- On April 20, 2019, William Salee of Rockwall ISD, requested an amended site plan [i.e. *Case NO. SP2019-008*] for the purpose of expanding the existing parking lot at Rockwall High School. On April 30, 2019, the Planning and Zoning Commission approved the site plan.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by 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 replat for *Lot 2, Block A, Rockwall High 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

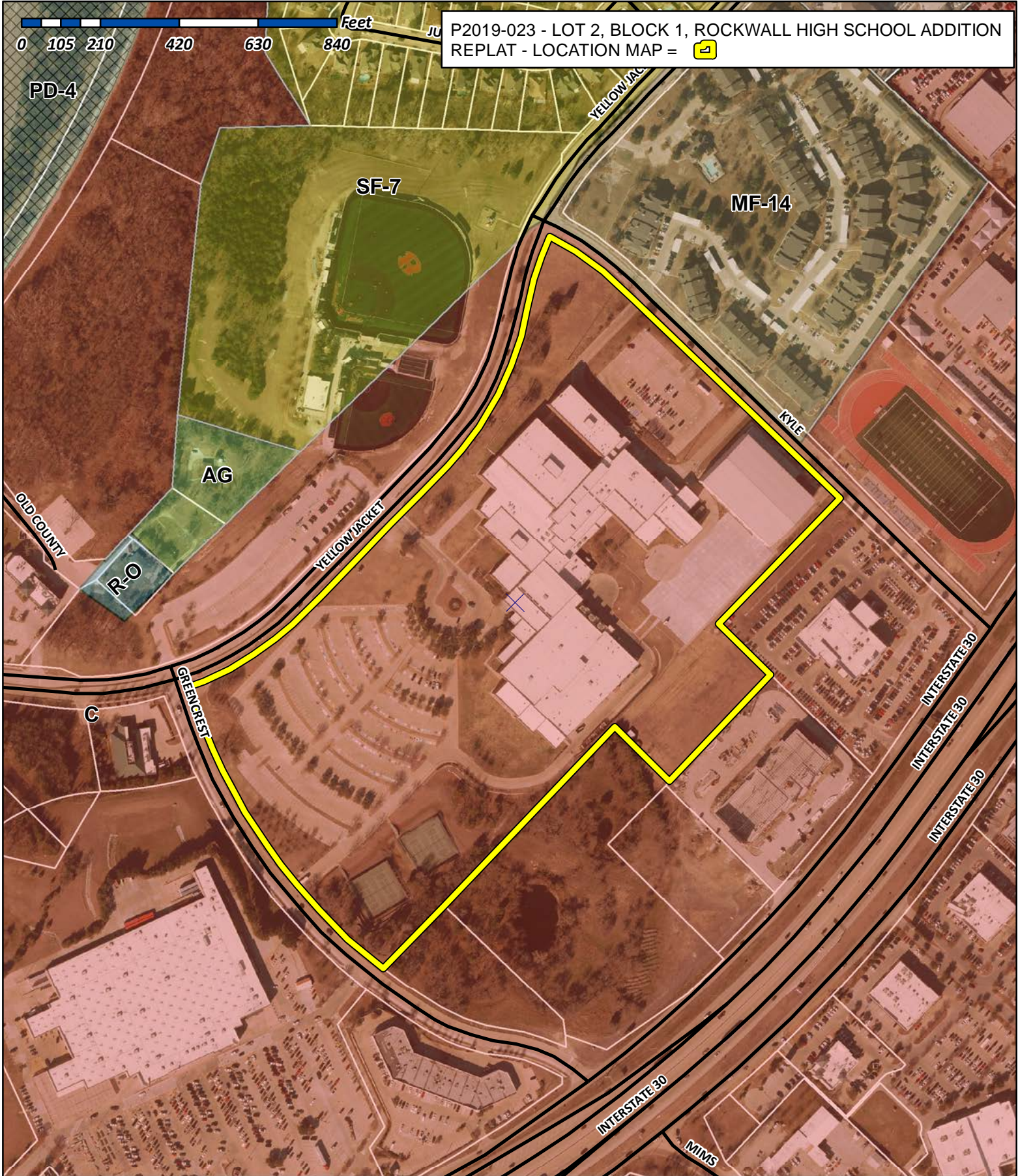


Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On July 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6-0, with Commissioner Lyons absent.





# 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.





CLOSURE SHEET ROCKWALL HIGH SCHOOL

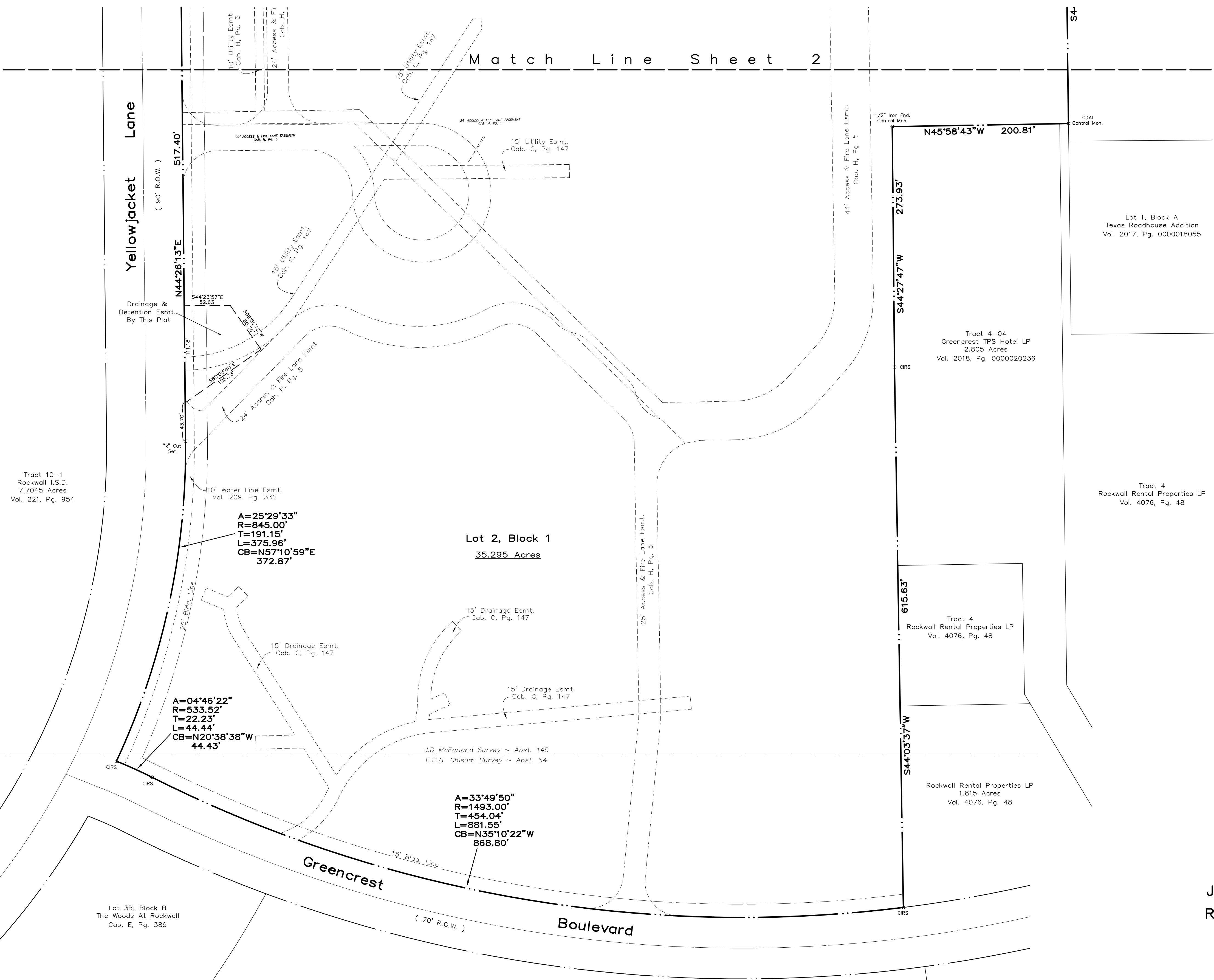
Map Check Thursday, May 16, 2019

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1	7019192.43	2595046.24	Plat
CURVE	A=230.06	DELTA=17°07'09"	T=115.90	EXT=8.67		
1-3	S 54°32'40" E	229.21	3	7019059.47	2595232.95	Plat
RADIUS POINT		770.00	2	7018505.72	2594697.92	Plat
3-4	S 45°59'06" E	813.73	4	7018494.05	2595818.15	Plat
4-5	S 44°11'14" W	463.62	5	7018161.61	2595495.00	Plat
5-6	S 45°26'13" E	200.00	6	7018021.27	2595637.50	Plat
6-7	S 44°17'14" W	390.29	7	7017741.88	2595364.97	Plat
7-8	N 45°58'43" W	200.81	8	7017881.43	2595220.57	Plat
8-9	S 44°27'47" W	273.93	9	7017685.93	2595028.70	Plat
9-10	S 44°03'37" W	615.63	10	7017243.53	2594600.58	Plat
CURVE	A=881.55	DELTA=33°49'50"	T=454.04	EXT=67.51		
10-12	N 35°10'22" W	868.80	12	7017953.70	2594100.11	Plat
RADIUS POINT		1493.00	11	7018421.44	2595517.96	Plat
12-13	N 20°38'38" W	44.43	13	7017995.28	2594084.45	Plat
CURVE	A=375.96	DELTA=25°29'33"	T=191.15	EXT=21.35		
13-15	N 57°10'59" E	372.87	15	7018197.36	2594397.81	Plat
RADIUS POINT		845.00	14	7018788.96	2593794.46	Plat
15-16	N 44°26'13" E	517.40	16	7018566.79	2594760.06	Plat
CURVE	A=505.16	DELTA=34°15'09"	T=260.38	EXT=39.21		
16-18	N 27°18'38" E	497.67	18	7019008.99	2594988.40	Plat
RADIUS POINT		845.00	17	7019158.40	2594156.71	Plat
CURVE	A=192.87	DELTA=14°38'12"	T=96.96	EXT=6.20		
18-20	N 17°30'09" E	192.35	20	7019192.43	2595046.24	Plat
RADIUS POINT		755.00	19	7018875.49	2595731.50	Plat

Closure error distance > 0.007 Error Bearing > N 90°00'00" E

Closure Precision > 1 in 866278.9 Total Distance Traversed > 5705.45

1537462 Sq. Feet or 35.295 Acres



Match Line Sheet 2

Yellowjacket Lane  
(90' R.O.W.)

Tract 10-1  
Rockwall I.S.D.  
7.7045 Acres  
Vol. 221, Pg. 954

Lot 3R, Block B  
The Woods At Rockwall  
Cab. E, Pg. 389

Lot 6, Block A  
Wal-Mart Super Center Addition  
Cab. G, Pg. 253

Lot 1, Block A  
Wal-Mart Super Center Addition  
Cab. C, Pg. 383

Rockwall Rental Properties LP  
1.815 Acres  
Vol. 4076, Pg. 48

Tract 4  
Rockwall Rental Properties LP  
Vol. 4076, Pg. 48

Tract 4  
Rockwall Rental Properties LP  
Vol. 4076, Pg. 48

Tract 4-04  
Greencrest TPS Hotel LP  
2.805 Acres  
Vol. 2018, Pg. 0000020236

Lot 1, Block A  
Texas Roadhouse Addition  
Vol. 2017, Pg. 0000018055

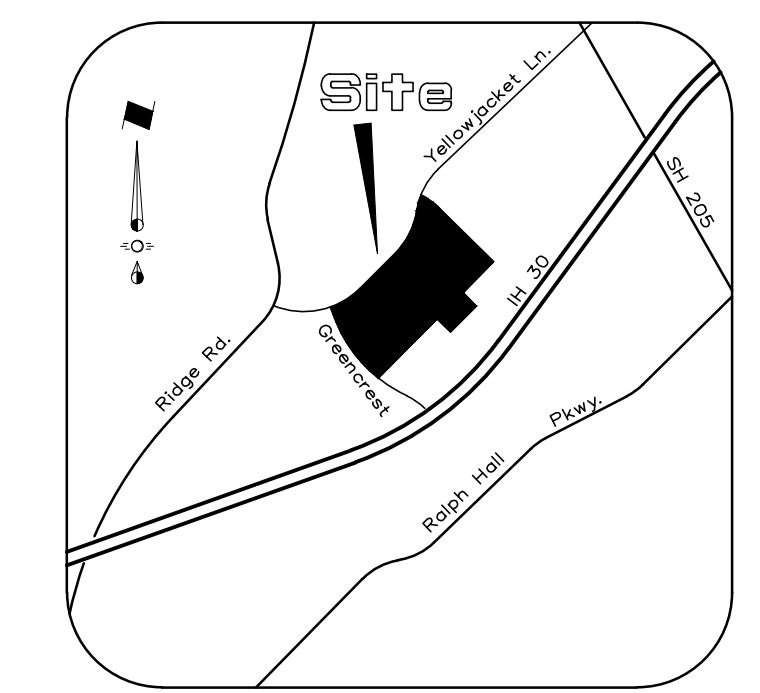
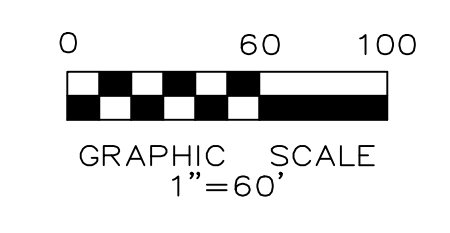
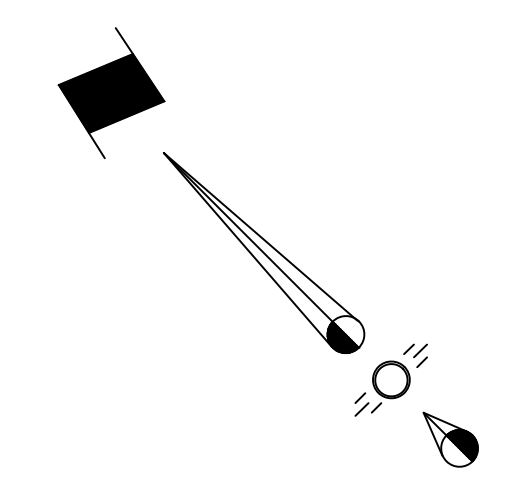
A=25°29'33"  
R=845.00'  
T=191.15'  
L=375.96'  
CB=N57°10'59"E  
372.87'

A=04°46'22"  
R=533.52'  
T=22.23'  
L=44.44'  
CB=N20°38'38"W  
44.43'

A=33°49'50"  
R=1493.00'  
T=454.04'  
L=881.55'  
CB=N35°10'22"W  
868.80'

NOTE:  
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

PURPOSE OF REPLAT:  
To dedicate a drainage & detention easement.



VICINITY MAP  
NTS

LEGEND:  
CRS.....1/2" Iron Set With  
Yellow Plastic Cap  
Stamped "4613"

SHEET 1 OF 3  
FINAL PLAT

# ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.  
35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1191 T.L. Townsend Drive  
Rockwall, Texas 75087  
Telephone 972 772-1148

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

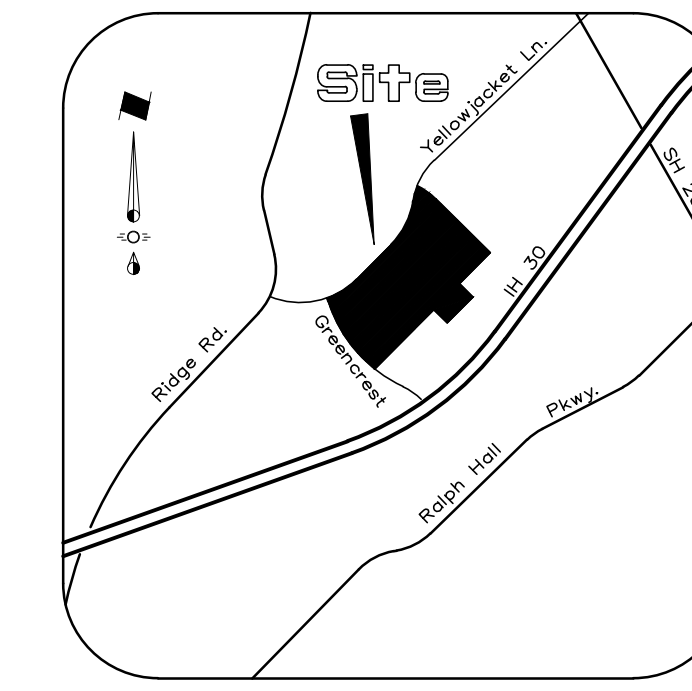
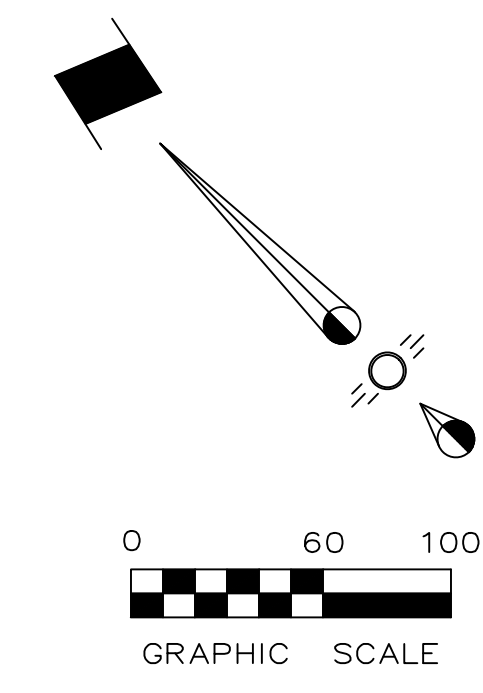
**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

May 17, 2019

Case No. P2019-000

**LEGEND:**

CRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"



VICINITY MAP  
NTS

A=17'07'09"  
R=770.00'  
T=115.90'  
L=230.06'  
CB=S54°32'40"E  
229.21'

Lot 1, Block A  
Rockwall Place Apartments  
Cab. D, Pg. 53

Tract 16  
Rockwall I.S.D.  
6.056 Acres  
Vol. 1648, Pg. 155

Point of Beginning

Kyle Drive  
(60' R.O.W.)

S45°59'06"E 813.73'

A=14°38'12"  
R=755.00'  
T=96.96'  
L=192.87'  
CB=N17°30'09"E  
192.35'

10' Water Line Esmt.  
Vol. 209, Pg. 332

25' Access & Fire Lane Esmt.  
Cab. H, Pg. 5

15' Drainage Esmt.  
Cab. C, Pg. 147

15' Utility Esmt.  
Cab. C, Pg. 147

25' Access & Fire Lane Esmt.  
Cab. H, Pg. 5

20' Utility Esmt.  
Cab. H, Pg. 5

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7018494.05 E=2595818.15

Lot 2, Block 1  
Heritage BPG Addition  
Cab. G, Pg. 205

Lot 2, Block 1  
35.295 Acres

A=34°15'09"  
R=845.00'  
T=260.38'  
L=505.16'  
CB=N27°18'38"E  
497.67'

Tract 10-1  
Rockwall I.S.D.  
7.7045 Acres  
Vol. 221, Pg. 954

SHEET 2 OF 3  
FINAL PLAT

# ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145  
ROCKWALL, ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1191 T.L. Townsend Drive  
Rockwall, Texas 75087  
Telephone 972 772-1148

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
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PO Box 126  
Anna, Texas 75409  
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May 17, 2019

Case No. P2019-000

**NOTE:**  
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

**PURPOSE OF REPLAT:**  
To dedicate a drainage & detention easement.

Match Line Sheet 1

Lane

1/40'

24' ACCESS & FIRE LANE ESMT.  
Cab. H, Pg. 5

15' Utility Esmt.  
Cab. C, Pg. 147

24' ACCESS & FIRE LANE ESMT.  
Cab. H, Pg. 5

15' Utility Esmt.  
Cab. C, Pg. 147

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7018494.05 E=2595818.15

1/2" Iron Fnd. Control Mon.

N45°58'43"W 200.81'

390.29'  
S44°17'14"W

Lot 1, Block 1  
Rockwall-Fine Addition

CDAL Control Mon.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of Rockwall High School Addition, Lot 2, Block 1, as recorded in Cabinet H, Page Page 5, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the intersection of the southeasterly line of Yellowjacket Lane (a 90' R.O.W.) with the southwesterly line of Kyle Drive (a 60' R.O.W.) said point being the beginning of a curve to the right having a central angle of 17°07'09", a radius of 770.00 feet, a tangent length of 115.90 feet, and a chord bearing S54°32'40"E, 229.21 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwesterly line of Kyle Drive, an arc distance of 230.06 feet to a capped iron found stamped "CLO" for corner and the end of said curve;

THENCE S45°59'06"E, with the southwesterly line of Kyle Drive, a distance of 813.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Plat Records of Rockwall County, Texas;

THENCE S44°11'14"W, leaving Kyle Drive, a distance of 463.62 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a capped iron rod stamped "HALFF" bears N34°53'08"W, 0.44';

THENCE S45°26'13"E, a distance of 200.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N27°44'49"W, 0.25';

THENCE S44°17'14"W, a distance of 390.29 feet to a capped iron found stamped "CDAI" for corner;

THENCE N45°58'43"W, a distance of 200.81 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°27'47"W, a distance of 273.93 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°03'37"W, a distance of 615.63 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod stamped "DAI" bears N40°59'38"E, 0.31', said corner being in the northeasterly line of Greencrest Boulevard (a 70' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 33°49'50", a radius of 1493.00 feet, a tangent length of 454.04 feet, and a chord bearing N35°10'22"W, 868.80 feet;

THENCE in a northwesterly direction along said curve to the right, and with the northeasterly line of Greencrest Boulevard, an arc distance of 881.55 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N40°59'38"E, 0.31', said corner being the beginning of a reverse curve to the left having a central angle of 04°46'22", a radius of 533.52 feet, a tangent length of 22.23 feet, and a chord bearing N20°38'38"W, 44.43 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeasterly line of Greencrest Boulevard, an arc distance of 44.44 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N66°47'39"E, 2.95', said corner being the end of said curve, and being the in the aforementioned southeasterly line of Yellowjacket Lane and the beginning of a non-tangent curve to the left having a central angle of 25°29'33", a radius of 845.00 feet, a tangent length of 191.15 feet, and a chord bearing N57°10'59"E, 372.87 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 375.96 feet to an "x" cut set for corner and the end of said curve;

THENCE N44°26'13"E, with the southeasterly line of Yellowjacket Lane, a distance of 517.40 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N72°41'18"W, 2.03 feet, said corner being the beginning of a curve to the left having a central angle of 34°15'09", a radius of 845.00 feet, a tangent length of 260.38 feet, and a chord bearing N27°18'38"E, 497.67 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 505.16 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a reverse curve to the right having a central angle of 14°38'12" a radius of 755.00 feet, a tangent length of 96.96 feet, and a chord bearing N17°30'09"E, 192.35 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeasterly line of Yellowjacket Lane, an arc distance of 192.87 feet to the POINT OF BEGINNING and CONTAINING 1,537,462 square feet, or 35.295 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEIOD03).

GENERAL NOTES

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.

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 2, Block 1, Rockwall High School Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed upon, over or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.
7. 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 the prevailing private commercial rates, or have been made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions 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 We may have as a result of the dedication of exactions made herein.

Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for
the State of Texas

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2019

Mayor, City of Rockwall

City Secretary

City Engineer

SHEET 3 OF 3
FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145
ROCKWALL, ROCKWALL COUNTY, TEXAS

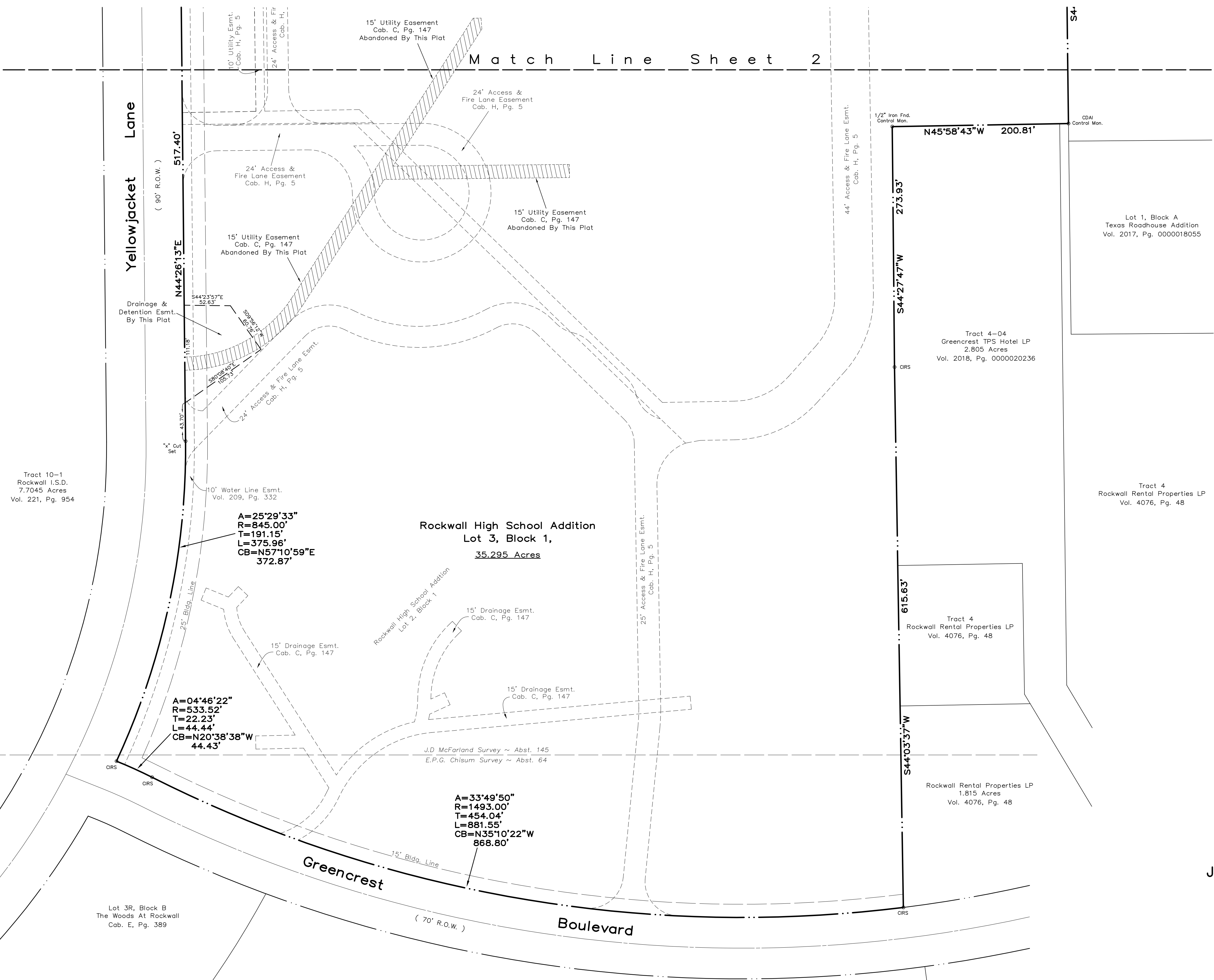
Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

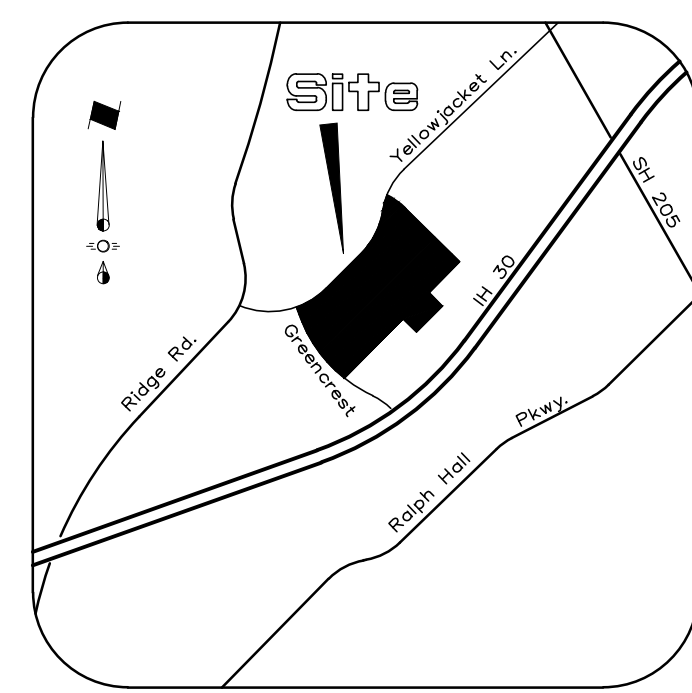
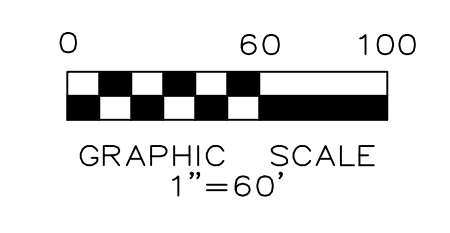
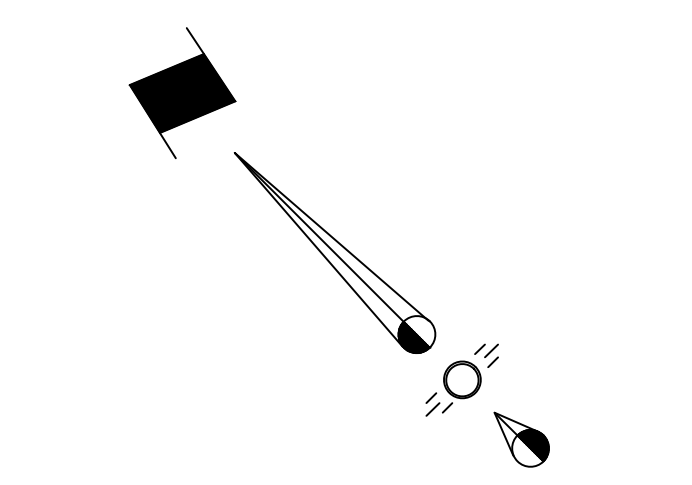
Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
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Telephone 972 924-8200

May 17, 2019

Case No. P2019-000



**NOTE:**  
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.



**VICINITY MAP**  
NTS

**LEGEND:**  
CIRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"

SHEET 1 OF 3  
FINAL PLAT  
**ROCKWALL HIGH SCHOOL ADDITION**  
**LOT 3, BLOCK 1**  
Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.  
35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145  
CITY OF ROCKWALL  
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Telephone 972 359-1733

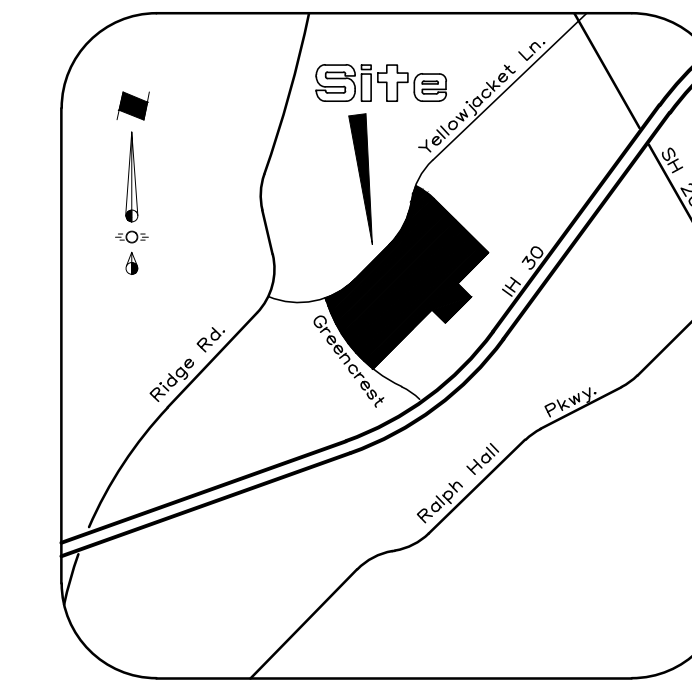
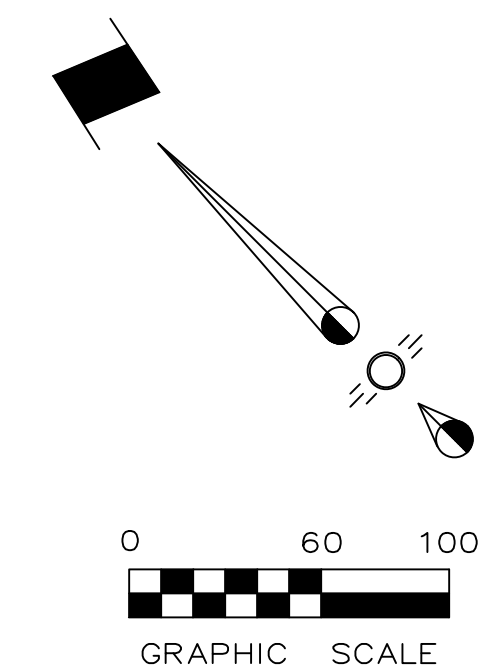
**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

August 15, 2019

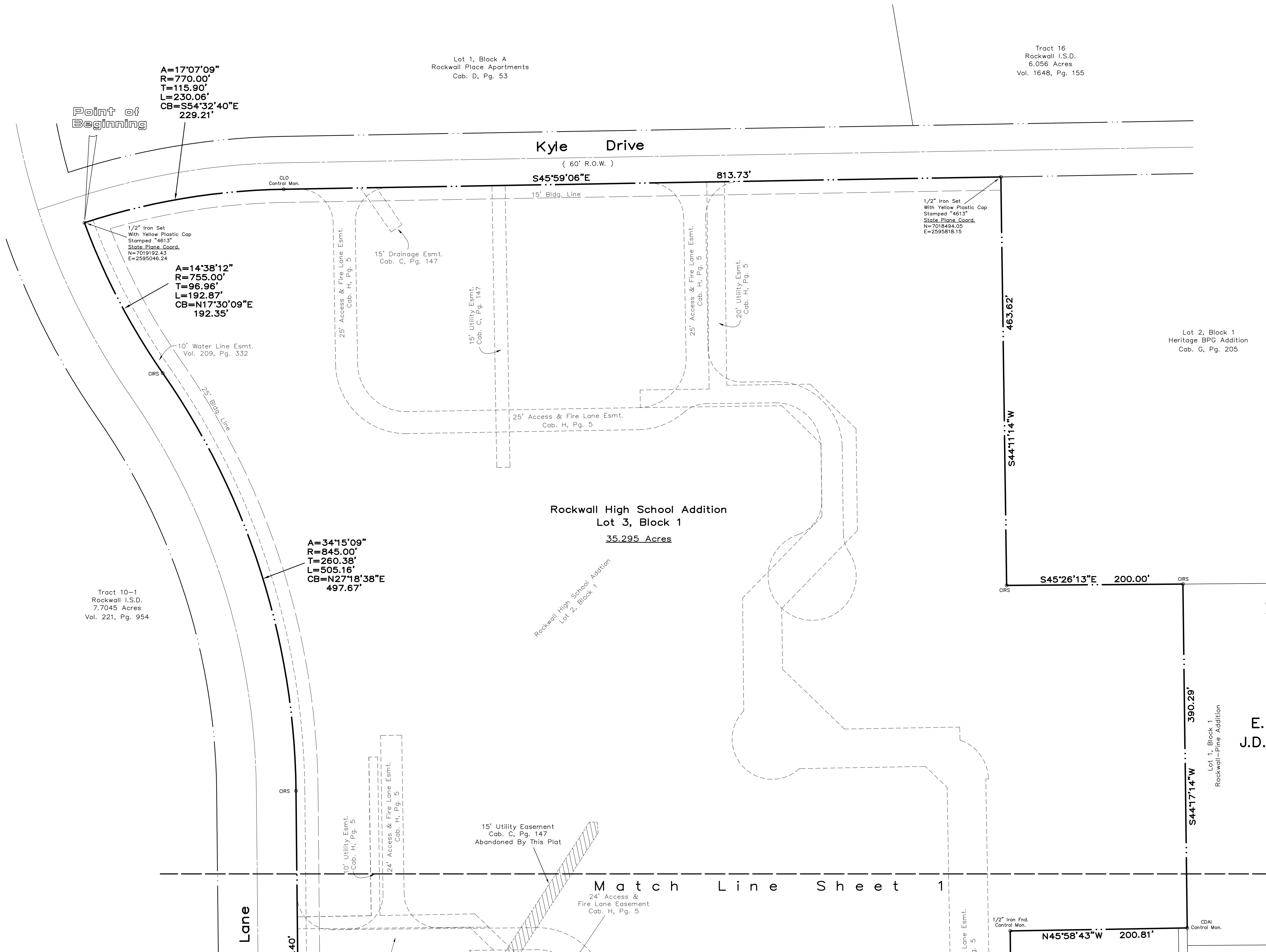
**PURPOSE OF REPLAT:**  
To dedicate a Drainage & Detention Easement and to abandon a 15' Utility Easement.

**LEGEND:**

CRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"



VICINITY MAP  
NTS



SHEET 2 OF 3  
FINAL PLAT

**ROCKWALL HIGH SCHOOL ADDITION**

LOT 3, BLOCK 1

Being A Replat Of  
Rockwall High School Addition, Lot 2, Block 1  
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The  
E.P.G. CHISUM SURVEY ~ ABST. 64  
J.D. McFARLAND SURVEY ~ ABST. 145

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**Owner**  
Rockwall Independent School District  
1191 T.L. Townsend Drive  
Rockwall, Texas 75087  
Telephone 972 772-1148

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**Surveyor**  
Surdukan Surveying, Inc.  
Firm No. 10069500  
PO Box 126  
Anna, Texas 75409  
Telephone 972 924-8200

August 15, 2019

Case No. P2019-023

**NOTE:**  
The easements shown are graphically located from the previous plots. The plot recorded in Cabinet C, Page 147 was unreadable, and the plot recorded in Cabinet H, Page 5, had a portion of the line table missing.

**PURPOSE OF REPLAT:**  
To dedicate a Drainage & Detention Easement and to abandon a 15' Utility Easement.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of Rockwall High School Addition, Lot 2, Block 1, as recorded in Cabinet H, Page Page 5, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the intersection of the southeasterly line of Yellowjacket Lane (a 90' R.O.W.) with the southwesterly line of Kyle Drive (a 60' R.O.W.) said point being the beginning of a curve to the right having a central angle of 17°07'09", a radius of 770.00 feet, a tangent length of 115.90 feet, and a chord bearing S54°32'40"E, 229.21 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwesterly line of Kyle Drive, an arc distance of 230.06 feet to a capped iron found stamped "CLO" for corner and the end of said curve;

THENCE S45°59'06"E, with the southwesterly line of Kyle Drive, a distance of 813.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Plat Records of Rockwall County, Texas;

THENCE S44°11'14"W, leaving Kyle Drive, a distance of 463.62 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a capped iron rod stamped "HALFF" bears N34°53'08"W, 0.44';

THENCE S45°26'13"E, a distance of 200.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N27°44'49"W, 0.25';

THENCE S44°17'14"W, a distance of 390.29 feet to a capped iron found stamped "CDAI" for corner;

THENCE N45°58'43"W, a distance of 200.81 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°27'47"W, a distance of 273.93 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°03'37"W, a distance of 615.63 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod stamped "DAI" bears N40°59'38"E, 0.31', said corner being in the northeasterly line of Greencrest Boulevard (a 70' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 33°49'50", a radius of 1493.00 feet, a tangent length of 454.04 feet, and a chord bearing N35°10'22"W, 868.80 feet;

THENCE in a northwesterly direction along said curve to the right, and with the northeasterly line of Greencrest Boulevard, an arc distance of 881.55 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N40°59'38"E, 0.31', said corner being the beginning of a reverse curve to the left having a central angle of 04°46'22", a radius of 533.52 feet, a tangent length of 22.23 feet, and a chord bearing N20°38'38"W, 44.43 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeasterly line of Greencrest Boulevard, an arc distance of 44.44 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N66°47'39"E, 2.95', said corner being the end of said curve, and being in the aforementioned southeasterly line of Yellowjacket Lane and the beginning of a non-tangent curve to the left having a central angle of 25°29'33", a radius of 845.00 feet, a tangent length of 191.15 feet, and a chord bearing N57°10'59"E, 372.87 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 375.96 feet to an "x" cut set for corner and the end of said curve;

THENCE N44°26'13"E, with the southeasterly line of Yellowjacket Lane, a distance of 517.40 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N72°41'18"W, 2.03 feet, said corner being the beginning of a curve to the left having a central angle of 34°15'09", a radius of 845.00 feet, a tangent length of 260.38 feet, and a chord bearing N27°18'38"E, 497.67 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 505.16 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a reverse curve to the right having a central angle of 14°38'12" a radius of 755.00 feet, a tangent length of 96.96 feet, and a chord bearing N17°30'09"E, 192.35 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeasterly line of Yellowjacket Lane, an arc distance of 192.87 feet to the POINT OF BEGINNING and CONTAINING 1,537,462 square feet, or 35.295 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEIOD03).

GENERAL NOTES

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.

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 3, Block 1, Rockwall High School Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed upon, over or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. Property owner is responsible for maintaining, repairing, and replacing detention and drainage system.
7. 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 the prevailing private commercial rates, or have been made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions 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 We may have as a result of the dedication of exactions made herein.

Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

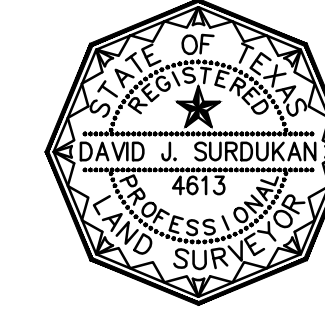
GIVEN under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019

Mayor, City of Rockwall

City Secretary

City Engineer

SHEET 3 OF 3
FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 3, BLOCK 1

Being A Replat Of

Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The

E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

PURPOSE OF REPLAT:

To dedicate a Drainage & Detention Easement and to abandon a 15' Utility Easement.

August 15, 2019

Case No. P2019-023



August 14, 2019

**ATTN: RICK BATES**  
RLK ENGINEERING, INC.  
111 WEST MAIN STREET  
ALLEN, TX 75013

**RE: REPLAT PLAT (P2019-023), Lot 2, Block A, Rockwall High 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 08/05/2019. 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 replat for Lot 2, Block A, Rockwall High 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 July 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 6-0, with Commissioner Lyons absent.*

*CITY COUNCIL:*

*On August 5, 2019, the City Council's motion to approve the replat with staff conditions passed by a vote of 7-0.*

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.



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 horizontal line extending to the right.

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