



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING: *[Signature]*  
CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup> - INTERLOCAL AGREEMENT
- 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)
- Variance Request (\$100.00)

### 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, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: 950 TL TOWNSEND DRIVE  
 Subdivision: ROCKWALL CONNECTIONAL ADDITION Lot: 1 Block: A  
 General Location: SW CORNER OF TL TOWNSEND DR & UNION PACIFIC RAILROAD

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

Current Zoning: COMMERCIAL/LIGHT INDUSTRIAL Current Use: COUNTY JAIL  
 Proposed Zoning: SAME Proposed Use: COUNTY JAIL  
 Acreage: 13.36 Ac Lots [Current]: Lot 1, block 1 / Lot 1, block A Lots [Proposed]: Lot 1 Block A

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner: ROCKWALL COUNTY	<input type="checkbox"/> Applicant: KIMLEY-HORN & ASSOC.
Contact Person: DENNIS BAILEY	Contact Person: CHRIS FERGUSSON P.E.
Address: 101 EAST RUSK, SUITE 202	Address: 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700
City, State & Zip: ROCKWALL, TX 75087	City, State & Zip: DALLAS, TX 75240
Phone: 972-204-6030	Phone: 972-770-1338
E-Mail: dbailey@rockwallcountytexas.com	E-Mail: chris.fergusson@kimley-horn.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Dennis Bailey (Owner) the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$\_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of June, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. I also authorize and permit to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or related to a request for public information."

Given under my hand and seal of office on this the 19 day of June, 2020.

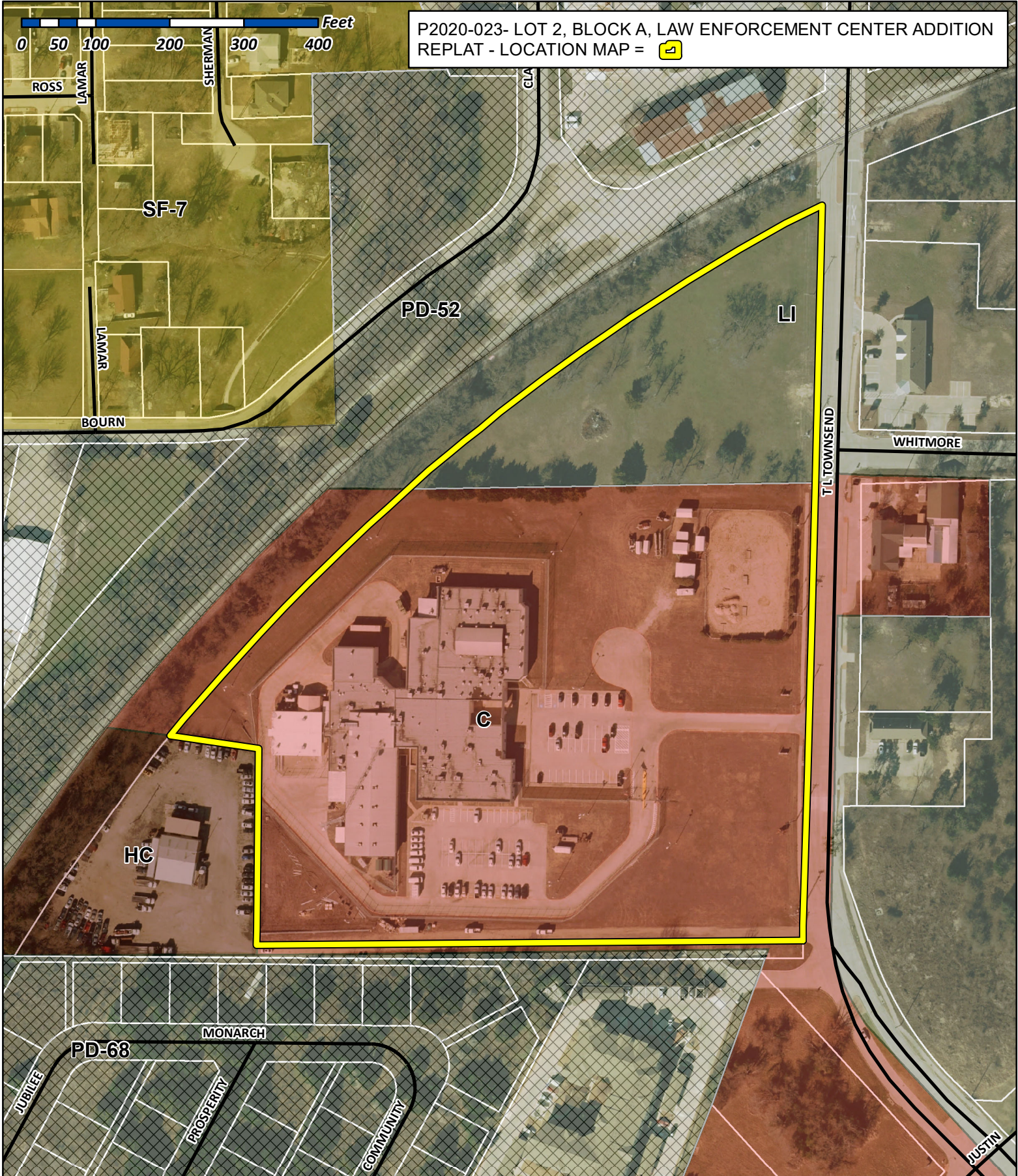
Owner's Signature

Notary Public in and for the State of Texas

*[Signature: Dennis Bailey]*  
*[Signature: Felicia Morris]*



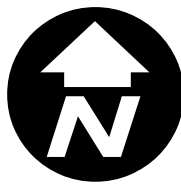
My Commission Expires 9-16-2020



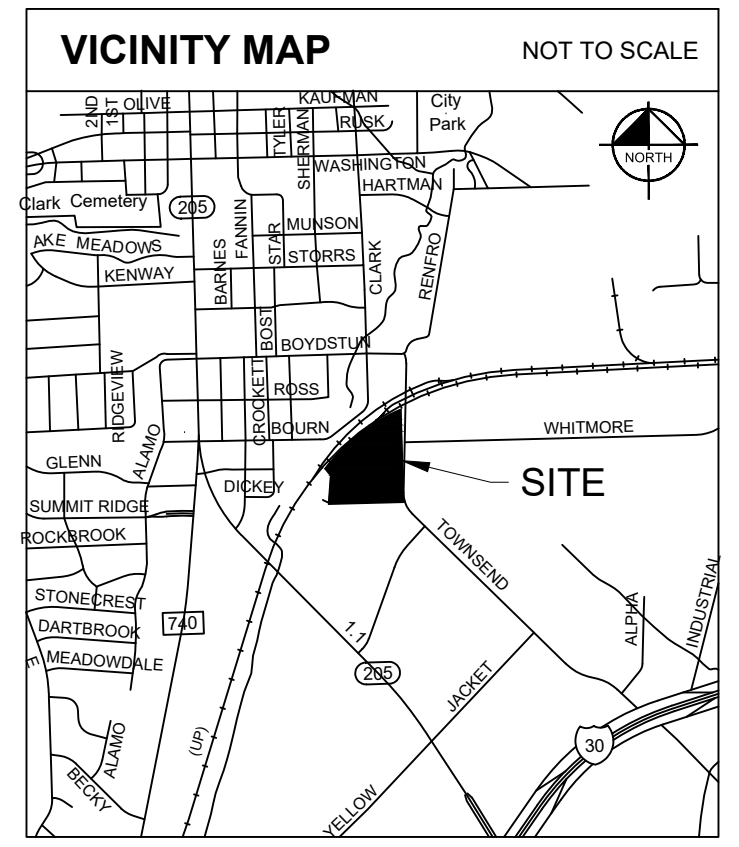
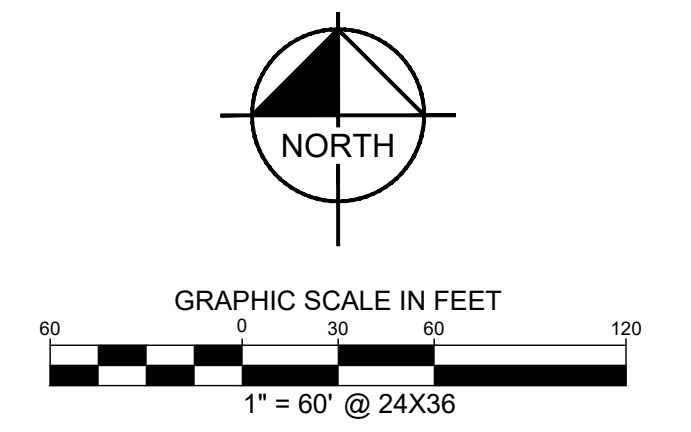
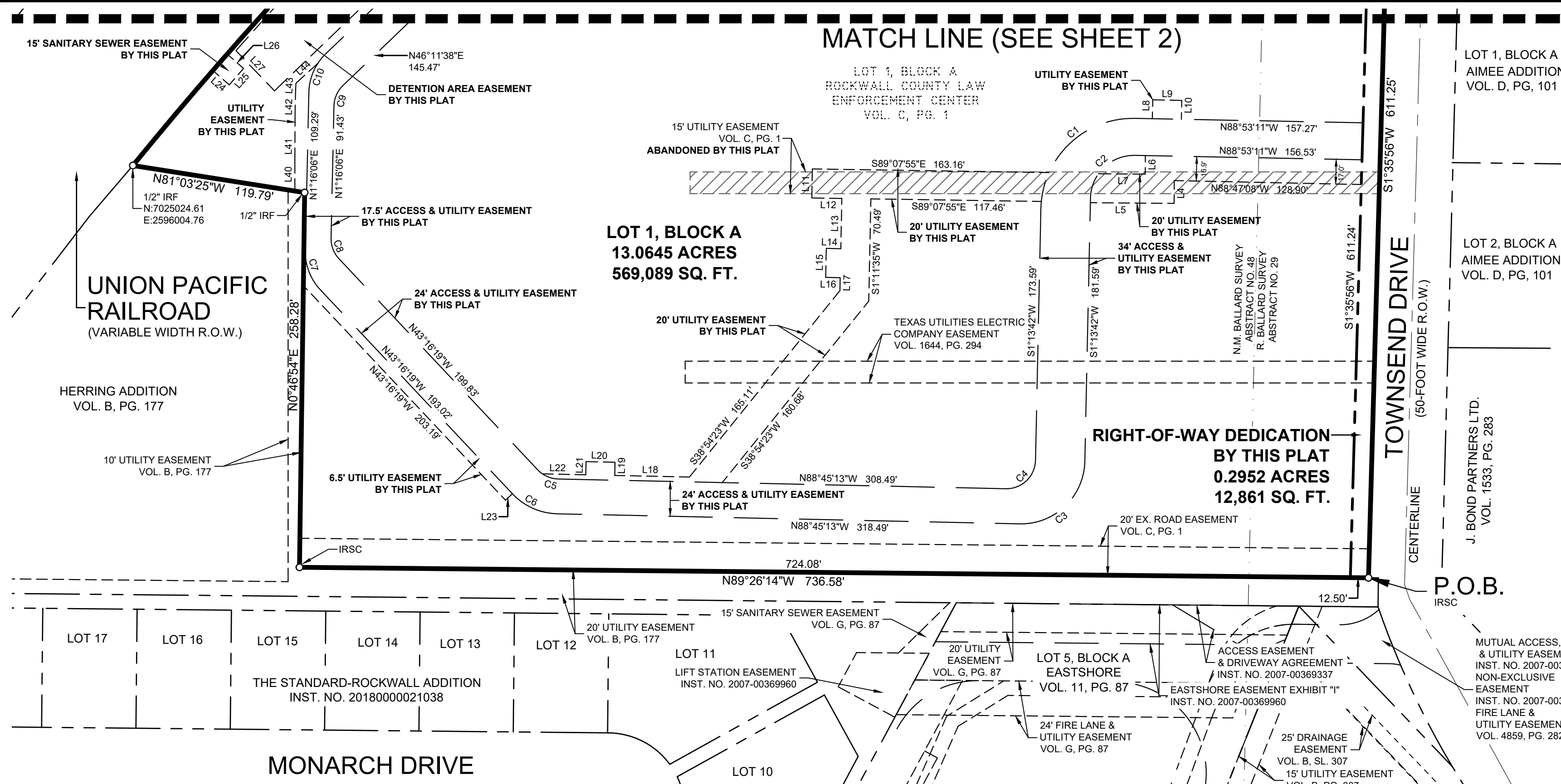
# City of Rockwall

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.



MATCH LINE (SEE SHEET 2)



**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

- 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.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
  - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
  - All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°24'04"W	11.32'	L24	S48°49'04"E	15.00'
L2	S01°35'56"W	20.00'	L25	N41°10'56"E	15.00'
L3	S88°24'04"E	11.32'	L26	N48°49'04"W	15.02'
L4	S00°20'59"W	15.73'	L27	S43°48'22"E	38.37'
L5	N89°31'37"W	57.71'	L28	N01°06'11"E	16.29'
L6	S00°20'59"W	12.79'	L29	S43°47'06"E	3.58'
L7	N89°31'37"W	32.26'	L30	S88°59'47"E	37.79'
L8	N01°16'41"E	12.99'	L31	N01°00'13"E	20.00'
L9	S88°43'19"E	20.00'	L32	N88°59'47"W	27.56'
L10	S01°16'41"W	12.99'	L33	N01°06'11"E	38.22'
L11	N00°53'49"E	20.00'	L34	N01°06'11"E	38.22'
L12	S89°07'55"E	20.68'	L35	N34°59'06"W	10.16'
L13	S01°11'35"W	34.77'	L36	N55°00'54"E	20.00'
L14	N88°48'25"W	10.00'	L37	S34°59'06"E	10.16'
L15	S01°11'35"W	20.00'	L38	N65°14'13"W	28.03'
L16	S88°48'25"E	10.00'	L39	S88°59'47"E	44.29'
L17	S01°11'35"W	8.89'	L40	N00°02'47"E	20.87'
L18	N88°45'13"W	51.47'	L41	N00°15'00"E	32.65'
L19	S01°14'47"W	9.10'	L42	N01°15'28"E	15.27'
L20	S88°45'13"E	20.00'	L43	N02°39'59"E	5.49'
L21	N01°14'47"E	9.10'	L44	N47°48'00"E	20.30'
L22	N88°45'13"W	29.88'			
L23	S46°43'41"W	6.50'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°53'07"	63.50'	99.62'	S46°10'16"W	89.71'
C2	89°53'07"	30.00'	47.06'	S46°10'16"W	42.38'
C3	90°01'05"	44.00'	69.13'	N46°14'15"E	62.24'
C4	90°01'05"	20.00'	31.42'	N46°14'15"E	28.29'
C5	45°28'54"	20.00'	15.88'	S66°00'46"E	15.46'
C6	45°28'54"	44.00'	34.93'	S66°00'46"E	34.02'
C7	44°32'25"	38.00'	29.54'	S21°00'06"E	28.80'
C8	44°32'25"	20.00'	15.55'	S21°00'06"E	15.16'
C9	44°21'07"	20.00'	15.48'	S24°01'04"W	15.10'
C10	44°55'31"	38.00'	29.80'	S23°43'52"W	29.04'
C11	132°50'53"	20.50'	47.53'	N65°19'15"W	37.58'
C12	45°06'43"	44.00'	34.64'	N23°39'33"E	33.76'
C13	45°06'43"	20.00'	15.75'	N23°39'33"E	15.34'
C14	49°43'42"	44.00'	38.19'	S25°58'02"W	37.00'
C15	49°43'42"	20.00'	17.36'	S25°58'02"W	16.82'
C16	4°11'01"	1000.00'	73.02'	S52°55'24"W	73.00'
C17	4°11'01"	1024.00'	74.77'	S52°55'24"W	74.75'
C18	36°08'05"	44.00'	27.75'	S73°04'57"W	27.29'
C19	36°08'05"	20.00'	12.61'	S73°04'57"W	12.41'
C20	21°48'41"	25.00'	9.52'	N80°14'39"E	9.46'
C21	17°17'03"	25.00'	7.54'	N80°12'29"W	7.51'
C22	49°17'16"	30.00'	25.81'	S66°21'35"W	25.02'
C23	49°17'16"	16.00'	13.76'	N66°21'35"E	13.34'
C24	143°58'32"	16.00'	40.21'	S17°00'31"E	30.43'

**REPLAT**  
**ROCKWALL CORRECTIONAL ADDITION**  
**LOT 1, BLOCK A**  
**13.3597 ACRES**  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. 2020-\_\_\_\_\_

## Kimley»Horn

13455 Noel Road, Two Galleria Office      Tel. No. (972) 770-1300  
 Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	1 OF 3

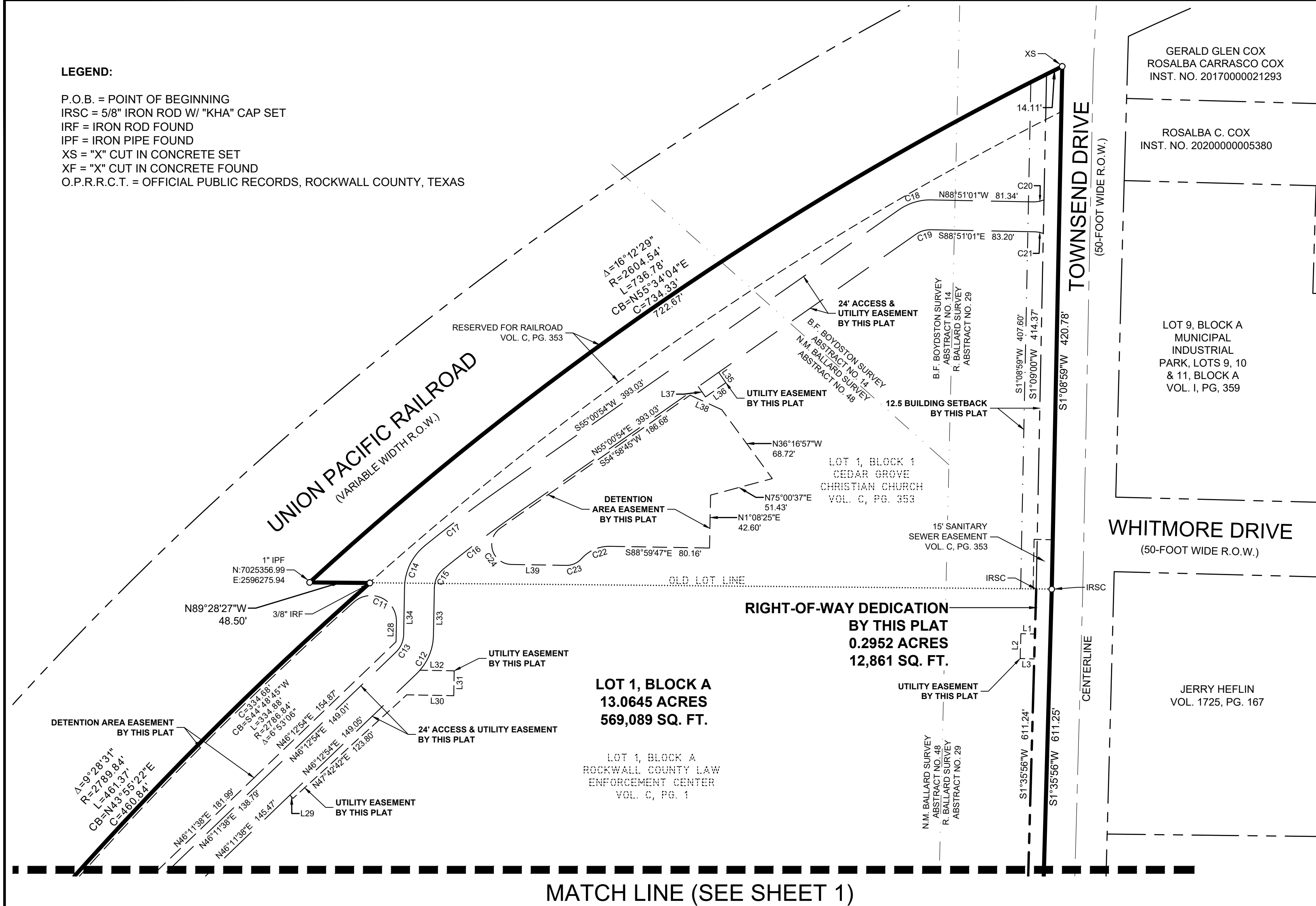
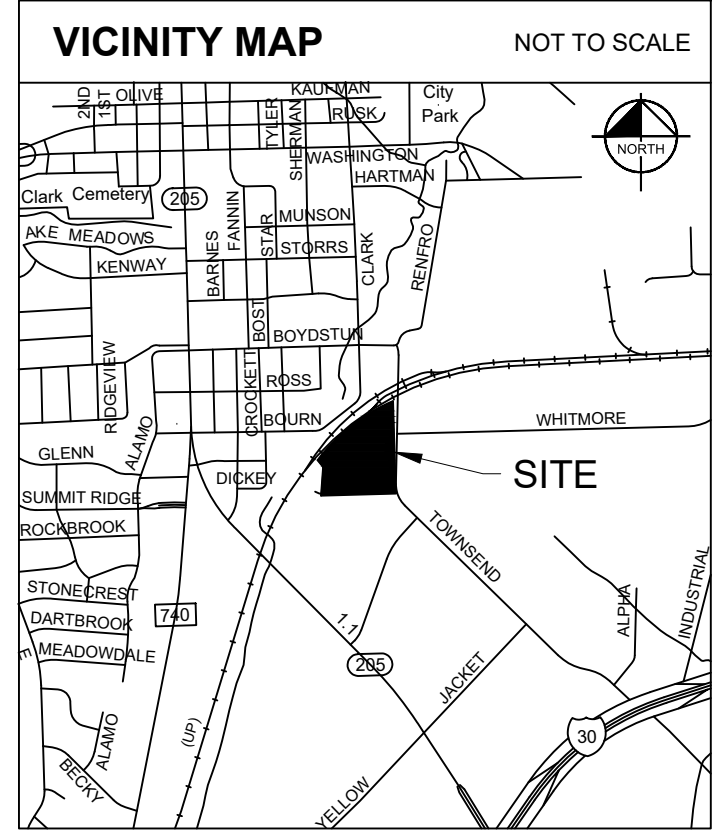
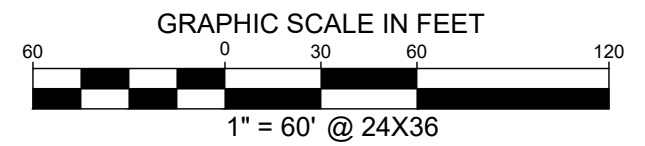
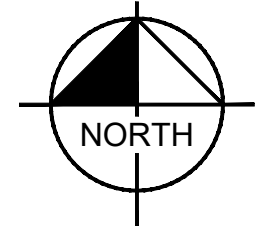
**OWNER/APPLICANT:**  
 ROCKWALL COUNTY  
 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
 PHONE: 772-204-6000  
 CONTACT: DENNIS BAILEY

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\DAL\FPI\DATA\PROJECT\DAL\_SURVEY\064510401\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401\_ROCKWALL CORRECTIONAL\_FP.DWG PLOTTED BY: CUIDE, MITCHELL 6/19/2020 8:49 AM 6/19/2020 8:49 AM

**LEGEND:**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
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 XS = "X" CUT IN CONCRETE SET  
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**MATCH LINE (SEE SHEET 1)**

**NOTES:**

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5. Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
6. All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.
7. See sheet 1 for line and curve table.

**REPLAT**  
**ROCKWALL CORRECTIONAL ADDITION**  
**LOT 1, BLOCK A**  
**13.3597 ACRES**  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
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**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	2 OF 3

**OWNER/APPLICANT:**  
 ROCKWALL COUNTY  
 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
 PHONE: 772-204-6000  
 CONTACT: DENNIS BAILEY

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\DALFP01\DATA\PROJECT\DAL\_SURVEY\064510401 ROCKWALL CORRECTIONAL IMPROVEMENT\DWG064510401 ROCKWALL CORRECTIONAL\_ADDITION\_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Rockwall Correctional 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **Rockwall Correctional Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

By: ROCKWALL COUNTY

\_\_\_\_\_  
Dennis Bailey, County Commissioner

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dennis Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

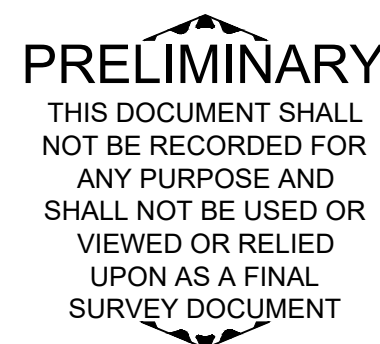
\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS, ROCKWALL COUNTY**, is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, the R. Ballard Survey, Abstract No. 29 and the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1, Cedar Grove Christian Church, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 353, Plat Records of Rockwall County, Texas and being all of Lot 1, Block A, Rockwall County Law Enforcement Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 1, Plat Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod w/ "KHA" cap set in the west right-of-way line of Townsend Drive (a 50-foot wide right-of-way) at the southeast corner of said Lot 1, Block A and at the easternmost northeast corner of Herring Addition, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume B, Page 177, Plat Records of Rockwall County, Texas;

**THENCE** departing said west right-of-way line and with the north line of said Herring Addition, North 89°26'14" West, a distance of 736.58 feet to a 5/8" iron rod w/ "KHA" cap set for corner at an interior corner of said Herring Addition;

**THENCE** with the east line of said Herring Addition, North 0°46'54" East, a distance of 258.28 feet to a 1/2" iron rod found at the northeast corner of said Herring Addition;

**THENCE** with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 1/2" iron rod found in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet;

**THENCE** with said southeast right-of-way line, the following courses and distances:  
In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 3/8" iron rod found in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;  
North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

**THENCE** with said west right-of-way line, the following courses and distances:  
South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;  
South 1°35'56" West, a distance of 611.25 feet to the **POINT OF BEGINNING** and containing 13.3597 acres or 581,950 square feet of land.

**RECOMMENDED FOR FINAL APPROVAL**

\_\_\_\_\_  
Planning and Zoning Commission Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City Engineer

**REPLAT  
ROCKWALL CORRECTIONAL ADDITION  
LOT 1, BLOCK A  
13.3597 ACRES  
N.M. BALLARD SURVEY, ABSTRACT NO. 48  
R. BALLARD SURVEY, ABSTRACT NO. 29  
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. 2020-\_\_\_\_\_**



13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD/MTC	JAD	JUNE 2020	064510401	3 OF 3

**OWNER/APPLICANT:**  
ROCKWALL COUNTY  
101 E RUSK, SUITE 202  
ROCKWALL, TEXAS 75087  
PHONE: 772-204-6000  
CONTACT: DENNIS BAILEY

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: 972-770-1300  
CONTACT: CHRIS FERGUSSON, P.E.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

*[Handwritten signatures]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>

Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>

Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>

Replat (\$300.00 + \$20.00 Acre)<sup>1</sup> - *INTERLOCAL AGREEMENT*

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)

Variance Request (\$100.00)

**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, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: 950 TL TOWNSEND DRIVE

Subdivision: ROCKWALL CORRECTIONAL ADDITION Lot: 1 Block: A

General Location: SW CORNER OF TL TOWNSEND DR & UNION PACIFIC RAILROAD

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

Current Zoning: COMMERCIAL/LIGHT INDUSTRIAL Current Use: COUNTY JAIL

Proposed Zoning: SAME Proposed Use: COUNTY JAIL

Acreage: 13.36 Ac Lots [Current]: Lot 1, block 1 Lots [Proposed]: Lot 1 Block A

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>ROCKWALL COUNTY</u>	<input type="checkbox"/> Applicant	<u>KIMLEY-HORN &amp; ASSOC.</u>
Contact Person	<u>DENNIS BAILEY</u>	Contact Person	<u>CHRIS FERGUSON P.E.</u>
Address	<u>101 EAST RUSK, SUITE 202</u>	Address	<u>13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700</u>
City, State & Zip	<u>ROCKWALL, TX 75087</u>	City, State & Zip	<u>DALLAS, TX 75240</u>
Phone	<u>972-204-6030</u>	Phone	<u>972-770-1338</u>
E-Mail	<u>dbailey@rockwallcountytx.com</u>	E-Mail	<u>chris.ferguson@kimley-horn.com</u>

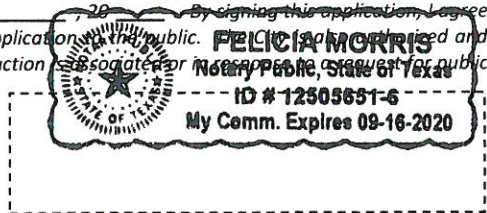
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Dennis Bailey (Owner) the undersigned, who stated the information on this application to be true and certified the following:

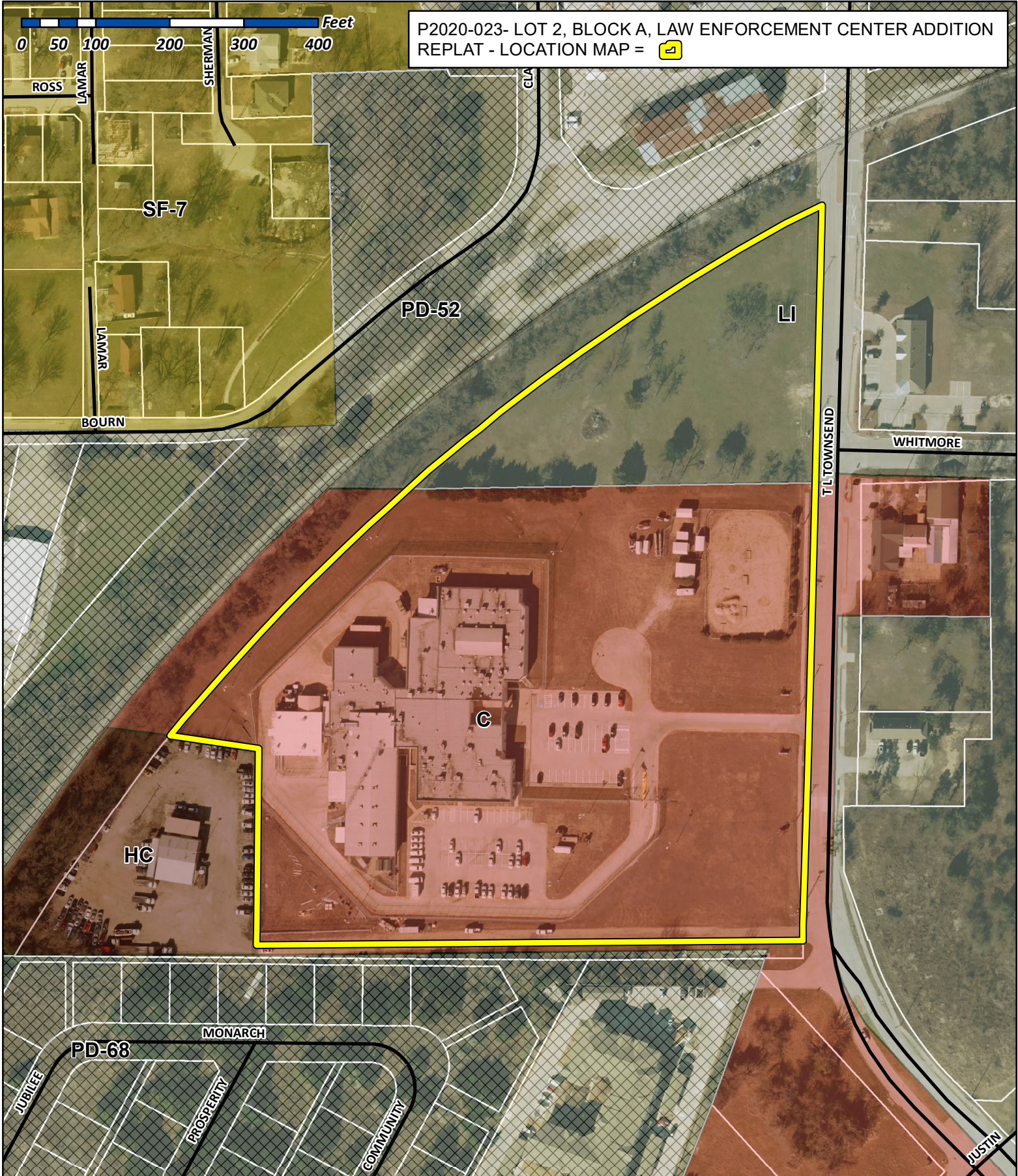
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of June, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or necessary for a request for public information."

Given under my hand and seal of office on this the 19 day of June, 2020.

Owner's Signature: *[Handwritten Signature]*  
Notary Public in and for the State of Texas: *[Handwritten Signature]*



My Commission Expires 9-16-2020



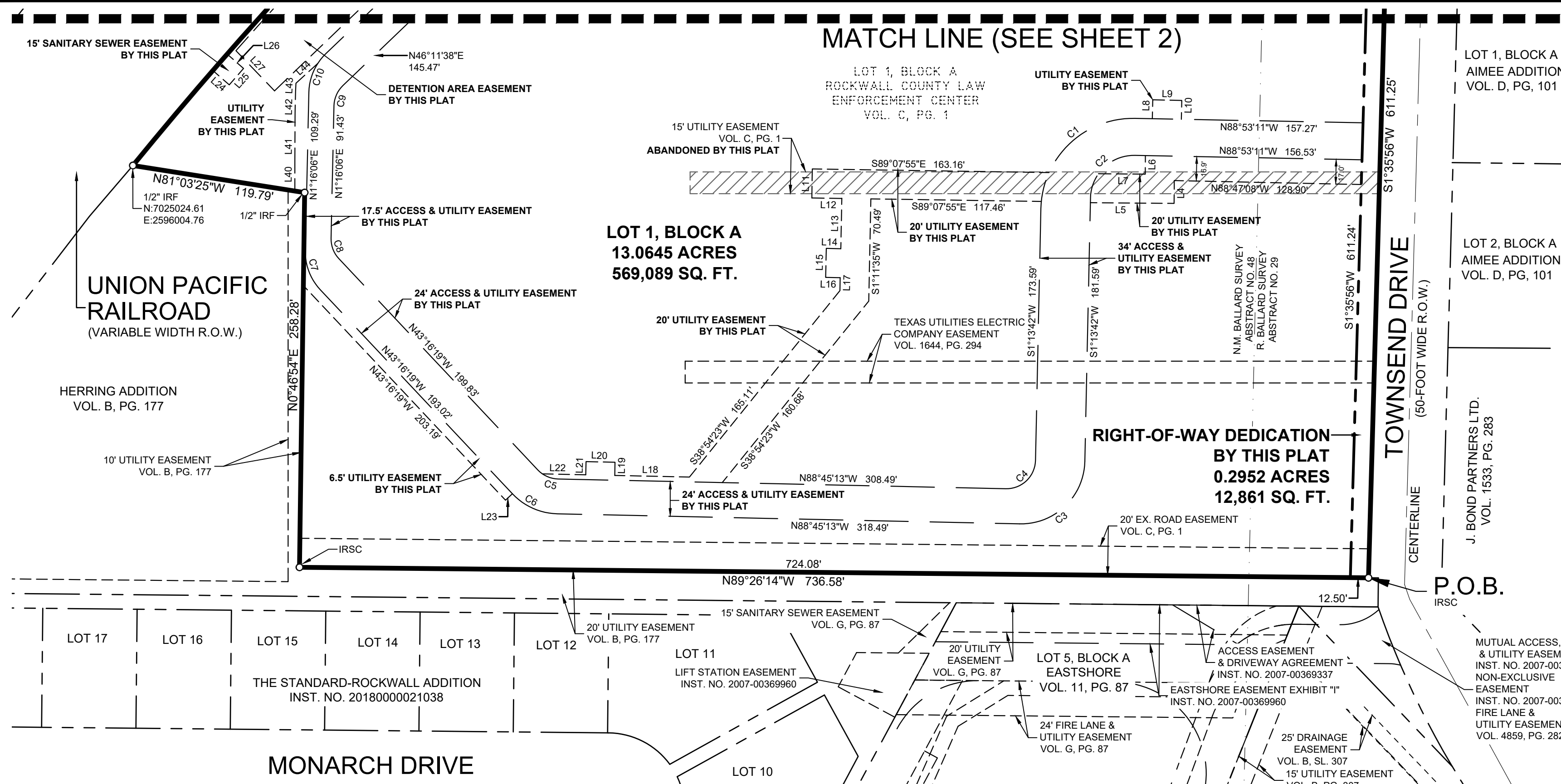
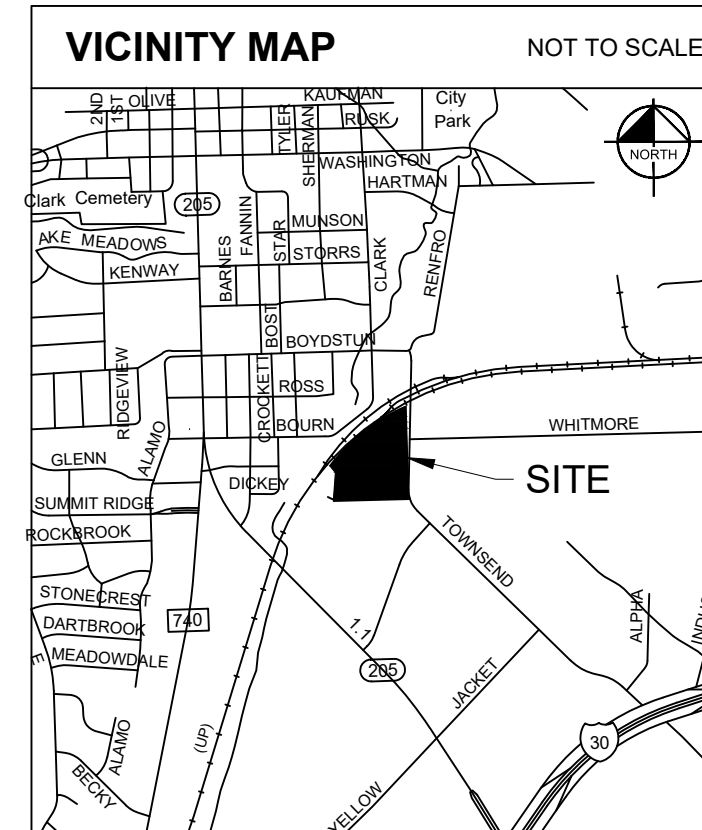
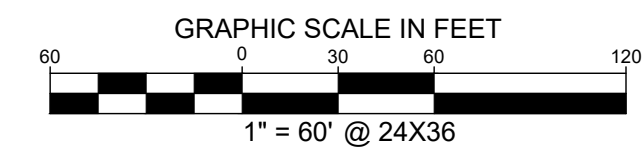
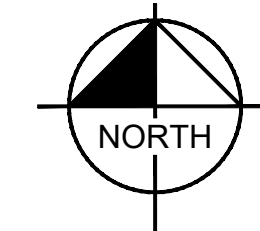
# City of Rockwall

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.



MATCH LINE (SEE SHEET 2)



**LEGEND:**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

**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.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
- Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
- All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°24'04"W	11.32'	L24	S48°49'04"E	15.00'
L2	S01°35'56"W	20.00'	L25	N41°10'56"E	15.00'
L3	S88°24'04"E	11.32'	L26	N48°49'04"W	15.02'
L4	S00°20'59"W	15.73'	L27	S43°48'22"E	38.37'
L5	N89°31'37"W	57.71'	L28	N01°06'11"E	16.29'
L6	S00°20'59"W	12.79'	L29	S43°47'06"E	3.58'
L7	N89°31'37"W	32.26'	L30	S88°59'47"E	37.79'
L8	N01°16'41"E	12.99'	L31	N01°00'13"E	20.00'
L9	S88°43'19"E	20.00'	L32	N88°59'47"W	27.56'
L10	S01°16'41"W	12.99'	L33	N01°06'11"E	38.22'
L11	N00°53'49"E	20.00'	L34	N01°06'11"E	38.22'
L12	S89°07'55"E	20.68'	L35	N34°59'06"W	10.16'
L13	S01°11'35"W	34.77'	L36	N55°00'54"E	20.00'
L14	N88°48'25"W	10.00'	L37	S34°59'06"E	10.16'
L15	S01°11'35"W	20.00'	L38	N65°14'13"W	28.03'
L16	S88°48'25"E	10.00'	L39	S88°59'47"E	44.29'
L17	S01°11'35"W	8.89'	L40	N00°02'47"E	20.87'
L18	N88°45'13"W	51.47'	L41	N00°15'00"E	32.65'
L19	S01°14'47"W	9.10'	L42	N01°15'28"E	15.27'
L20	S88°45'13"E	20.00'	L43	N02°39'59"E	5.49'
L21	N01°14'47"E	9.10'	L44	N47°48'00"E	20.30'
L22	N88°45'13"W	29.88'			
L23	S46°43'41"W	6.50'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°53'07"	63.50'	99.62'	S46°10'16"W	89.71'
C2	89°53'07"	30.00'	47.06'	S46°10'16"W	42.38'
C3	90°01'05"	44.00'	69.13'	N46°14'15"E	62.24'
C4	90°01'05"	20.00'	31.42'	N46°14'15"E	28.29'
C5	45°28'54"	20.00'	15.88'	S66°00'46"E	15.46'
C6	45°28'54"	44.00'	34.93'	S66°00'46"E	34.02'
C7	44°32'25"	38.00'	29.54'	S21°00'06"E	28.80'
C8	44°32'25"	20.00'	15.55'	S21°00'06"E	15.16'
C9	44°21'07"	20.00'	15.48'	S24°01'04"W	15.10'
C10	44°55'31"	38.00'	29.80'	S23°43'52"W	29.04'
C11	132°50'53"	20.50'	47.53'	N65°19'15"W	37.58'
C12	45°06'43"	44.00'	34.64'	N23°39'33"E	33.76'
C13	45°06'43"	20.00'	15.75'	N23°39'33"E	15.34'
C14	49°43'42"	44.00'	38.19'	S25°58'02"W	37.00'
C15	49°43'42"	20.00'	17.36'	S25°58'02"W	16.82'
C16	4°11'01"	1000.00'	73.02'	S52°55'24"W	73.00'
C17	4°11'01"	1024.00'	74.77'	S52°55'24"W	74.75'
C18	36°08'05"	44.00'	27.75'	S73°04'57"W	27.29'
C19	36°08'05"	20.00'	12.61'	S73°04'57"W	12.41'
C20	21°48'41"	25.00'	9.52'	N80°14'39"E	9.46'
C21	17°17'03"	25.00'	7.54'	N80°12'29"W	7.51'
C22	49°17'16"	30.00'	25.81'	S66°21'35"W	25.02'
C23	49°17'16"	16.00'	13.76'	N66°21'35"E	13.34'
C24	143°58'32"	16.00'	40.21'	S17°00'31"E	30.43'

**REPLAT**  
**ROCKWALL CORRECTIONAL ADDITION**  
**LOT 1, BLOCK A**  
**13.3597 ACRES**  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. 2020-\_\_\_\_\_

## Kimley»Horn

13455 Noel Road, Two Galleria Office      Tel. No. (972) 770-1300  
 Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	1 OF 3

**OWNER/APPLICANT:**  
 ROCKWALL COUNTY  
 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
 PHONE: 772-204-6000  
 CONTACT: DENNIS BAILEY

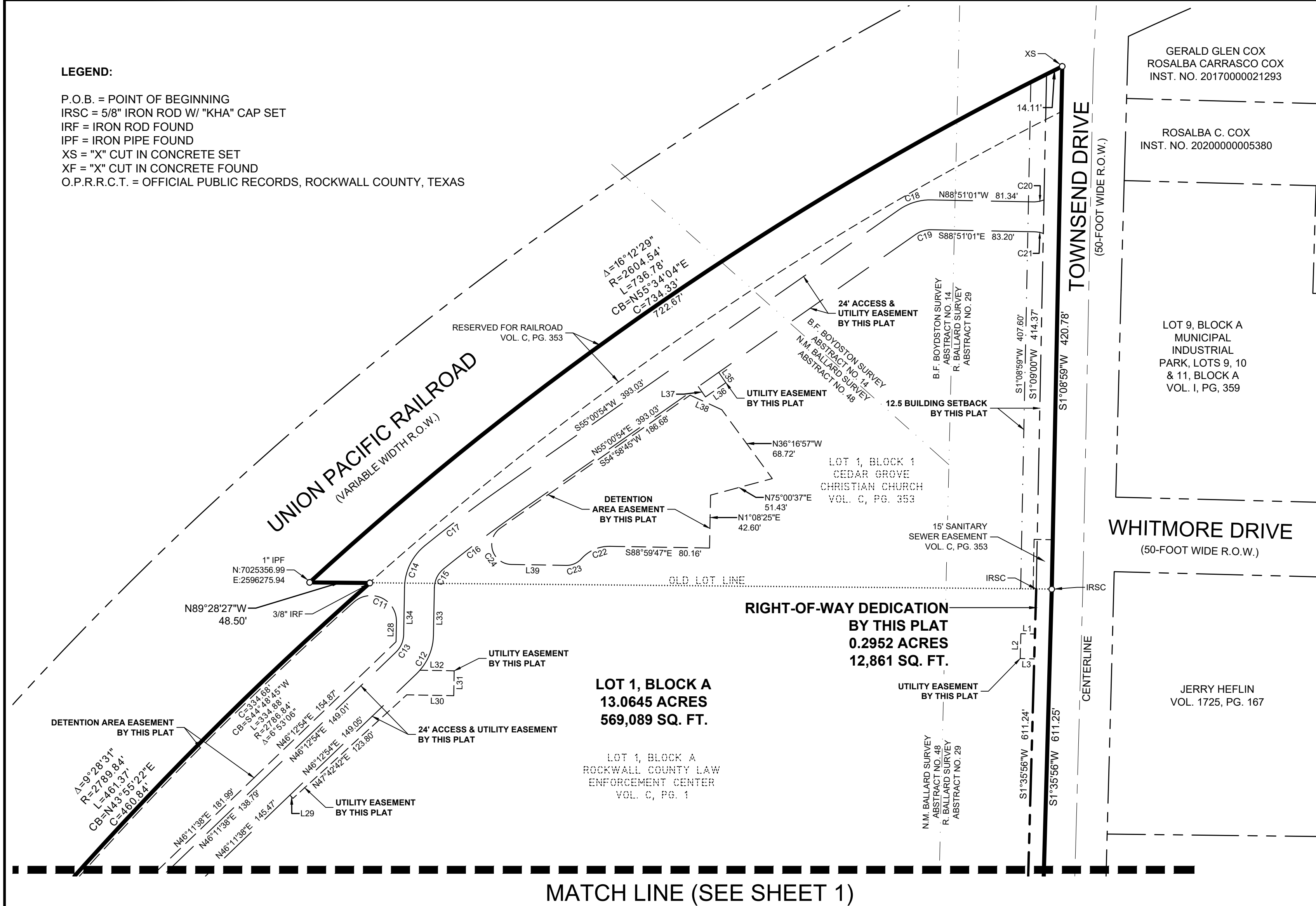
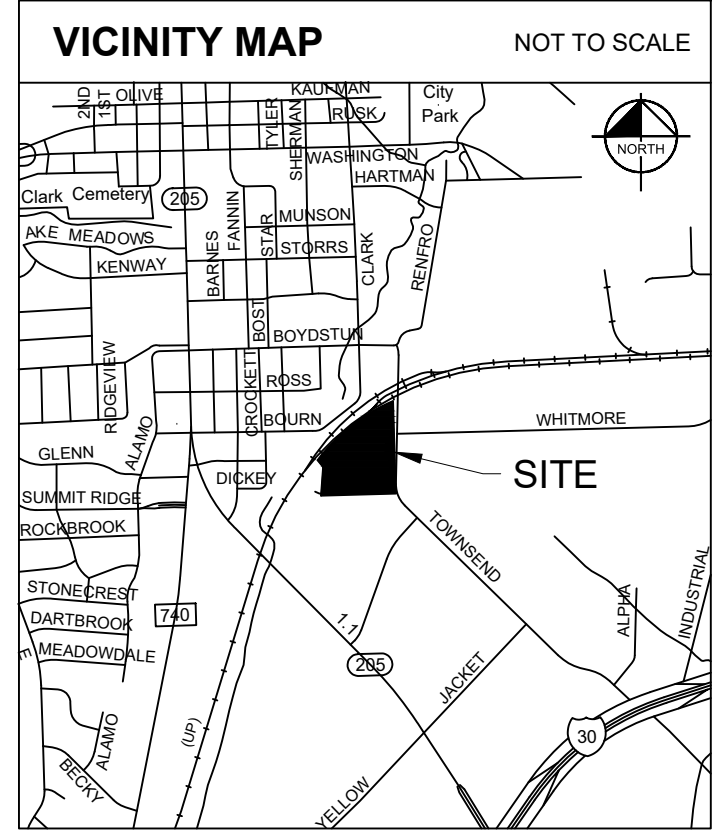
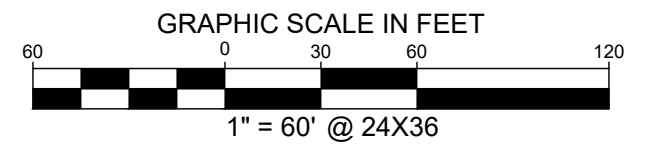
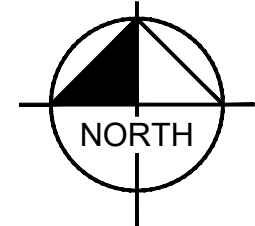
**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\DAL\FPI\DATA\PROJECT\DAL\_SURVEY\064510401\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG064510401\_ROCKWALL CORRECTIONAL\_FP.DWG PLOTTED BY: CUIDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM



**LEGEND:**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



- NOTES:**
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
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  4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
  5. Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
  6. All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.
  7. See sheet 1 for line and curve table.

**REPLAT**  
**ROCKWALL CORRECTIONAL ADDITION**  
**LOT 1, BLOCK A**  
**13.3597 ACRES**  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. 2020-\_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 60'	Drawn by SRD/MTC	Checked by JAD	Date JUNE 2020	Project No. 064510401	Sheet No. 2 OF 3
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**OWNER/APPLICANT:**  
 ROCKWALL COUNTY  
 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
 PHONE: 772-204-6000  
 CONTACT: DENNIS BAILEY

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\DALFP01\DATA\PROJECT\DAL\_SURVEY\064510401 ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401 ROCKWALL CORRECTIONAL\_ADDITION\_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the Rockwall Correctional 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

By: ROCKWALL COUNTY

Dennis Bailey, County Commissioner

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dennis Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

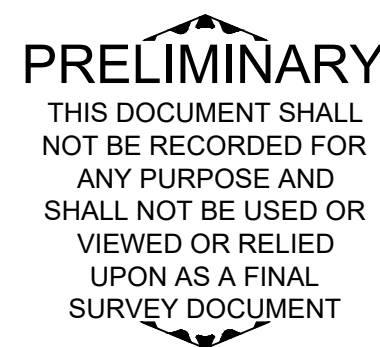
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL COUNTY, is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, the R. Ballard Survey, Abstract No. 29 and the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1, Cedar Grove Christian Church, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 353, Plat Records of Rockwall County, Texas and being all of Lot 1, Block A, Rockwall County Law Enforcement Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 1, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod w/ "KHA" cap set in the west right-of-way line of Townsend Drive (a 50-foot wide right-of-way) at the southeast corner of said Lot 1, Block A and at the easternmost northeast corner of Herring Addition, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume B, Page 177, Plat Records of Rockwall County, Texas;

THENCE departing said west right-of-way line and with the north line of said Herring Addition, North 89°26'14" West, a distance of 736.58 feet to a 5/8" iron rod w/ "KHA" cap set for corner at an interior corner of said Herring Addition;

THENCE with the east line of said Herring Addition, North 0°46'54" East, a distance of 258.28 feet to a 1/2" iron rod found at the northeast corner of said Herring Addition;

THENCE with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 1/2" iron rod found in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet;

THENCE with said southeast right-of-way line, the following courses and distances:
In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 3/8" iron rod found in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;
North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

THENCE with said west right-of-way line, the following courses and distances:
South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;
South 1°35'56" West, a distance of 611.25 feet to the POINT OF BEGINNING and containing 13.3597 acres or 581,950 square feet of land.

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2020.
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 \_\_\_\_\_, 2020.
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
ROCKWALL CORRECTIONAL ADDITION
LOT 1, BLOCK A
13.3597 ACRES
N.M. BALLARD SURVEY, ABSTRACT NO. 48
R. BALLARD SURVEY, ABSTRACT NO. 29
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. 2020-\_\_\_\_\_

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale N/A Drawn by SRD/MTC Checked by JAD Date JUNE 2020 Project No. 064510401 Sheet No. 3 OF 3

OWNER/APPLICANT:
ROCKWALL COUNTY
101 E RUSK, SUITE 202
ROCKWALL, TEXAS 75087
PHONE: 772-204-6000
CONTACT: DENNIS BAILEY

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\D:\ALFPO1\DATA\PROJECT\DAL\_SURVEY\064510401\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401\_ROCKWALL CORRECTIONAL\_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** June 30, 2020  
**APPLICANT:** Chris Fergusson; *Kimley-Horn & Associates*  
**CASE NUMBER:** P2020-023; *Lot 2, Block A, Rockwall Law Enforcement Center Addition*

---

### SUMMARY

Discuss and consider a request by Chris Fergusson, PE of Kimley-Horn & Associates on behalf of Dennis Bailey of Rockwall County for the approval of a replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 13.3597-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat of a 13.3597-acre tract of land (*i.e. Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition*) for purpose of establishing one (1) lot (*i.e. Lot 2, Block A, Rockwall Law Enforcement Center Addition*) to allow for the expansion of the Rockwall County Jail. This plat will also establishes the necessary easements for redevelopment of the subject property, and dedicates a 12.5-foot strip of right-of-way along Townsend Drive.
- According to the Rockwall Central Appraisal District (RCAD) the Rockwall County Jail was originally constructed in 1988 and was expanded in 1996, 1999, and 2000. On November 1, 2019, staff administratively approved a site plan [*i.e. Case No. SP2019-042*] for the construction of a ~79,440 SF expansion to the existing correctional facility.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications 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 Chapter 38, *Subdivisions*, of 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 Law Enforcement Center 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.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>

Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>

Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>

Replat (\$300.00 + \$20.00 Acre)<sup>1</sup> - *INTERLOCAL AGREEMENT*

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)

Variance Request (\$100.00)

**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, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: 950 TL TOWNSEND DRIVE

Subdivision: ROCKWALL CORRECTIONAL ADDITION Lot: 1 Block: A

General Location: SW CORNER OF TL TOWNSEND DR & UNION PACIFIC RAILROAD

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

Current Zoning: COMMERCIAL/LIGHT INDUSTRIAL Current Use: COUNTY JAIL

Proposed Zoning: SAME Proposed Use: COUNTY JAIL

Acreage: 13.36 Ac Lots [Current]: Lot 1, block 1 Lots [Proposed]: Lot 1 Block A

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner: <u>ROCKWALL COUNTY</u>	<input type="checkbox"/> Applicant: <u>KIMLEY-HORN &amp; ASSOC.</u>
Contact Person: <u>DENNIS BAILEY</u>	Contact Person: <u>CHRIS FERGUSSON P.E.</u>
Address: <u>101 EAST RUSK, SUITE 202</u>	Address: <u>13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700</u>
City, State & Zip: <u>ROCKWALL, TX 75087</u>	City, State & Zip: <u>DALLAS, TX 75240</u>
Phone: <u>972-204-6030</u>	Phone: <u>972-770-1338</u>
E-Mail: <u>dbailey@rockwallcounty.texas.com</u>	E-Mail: <u>chris.fergusson@kimley-horn.com</u>

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Dennis Bailey [Owner] the undersigned, who stated the information on this application to be true and certified the following:

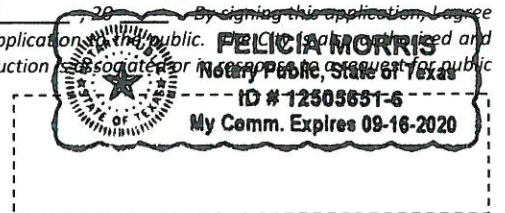
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of June, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or necessary for a request for public information."

Given under my hand and seal of office on this the 19 day of June, 2020.

Owner's Signature

*[Signature: Dennis Bailey]*  
*[Signature: Felicia Morris]*

Notary Public in and for the State of Texas



My Commission Expires 9-16-2020

# PROJECT COMMENTS



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

DATE: 6/26/2020

PROJECT NUMBER: P2020-023  
PROJECT NAME: Replat of Lot, Block A, Rockwall Law Enforcement Center  
SITE ADDRESS/LOCATIONS: 810 N T L TOWNSEND DR

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Chris Fergusson, PE of Kimley-Horn & Associates on behalf of Dennis Bailey of Rockwall County for the approval of a replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 10.193-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2020	Needs Review

06/24/2020: P2020-023; Replat for Lots 2, Block A, Rockwall Law Enforcement Center Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)

*I.1 This is a request for the approval of a replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 13.3597-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive.*

*I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.*

*M.3 For reference, include the case number (P2020-023) in the lower right-hand corner of all pages of all revised plan submittals.*

*I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC and the General Commercial District Standards of Article V, that are applicable to the subject property. (§01.02(D), Art. 11, UDC)*

*M.5 Correct Title Block to read as follows:*

*Final Plat  
Lot 2, Block A, Rockwall Law Enforcement Center Addition  
Being a replat of Lot 1, Block 1, Cedar Grove Christian Church Addition  
And Lot 1, Block A, Rockwall Correctional Addition  
Containing a total of 3.3597-acres  
Situated in the Cedar Grove Christian Church Addition  
And Situated in the Rockwall Law Enforcement Center Addition  
Additions to the City of Rockwall, Rockwall County, Texas*

*M.6 Correct all mentions of 'Lot 1, Block A' and relabel as 'Lot 2, Block A' on all sheets. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)*

M.7 Verify the total acreage on the Plat and Legal Description. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.8 Indicate the acreage and square feet of the ghosted text. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

I.9 Only a 7.50' Right-Of-Way is required along the entire length of Townsend Drive.

M.10 Indicate the Right-Of-Way within the existing Lot 1, Block 1, Cedar Grove Christian Church Addition. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.11 The front building setback along Townsend Drive in the commercially zoned portion of the property is 15 feet. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.12 The front building setback along Townsend Drive in the light industrial zoned portion of the property is 25 feet. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.13 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.14 Additional Right-Of-Way dedication is required along Townsend Drive. 17.50 feet is required given the Townsend Drive is an M4D as described by the City of Rockwall Thoroughfare Plan. (04 Infrastructure, OurHometown2040 Comprehensive Plan)

M.15 Relabel all access easements to '24' Firelane, Public Access & Utility Easement (By This Plat)'. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.16 Correct typo within the RECOMMENDED FOR FINAL APPROVAL text box on sheet 3.

M.17 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.18 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.19 Please note that 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.

I.20 The Planning and Zoning Meeting will be held on July 14, 2020.

I.21 The City Council meeting for this case is scheduled to be held on July 20, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

ENGINEERING	Sarah Johnston	06/25/2020	Needs Review
-------------	----------------	------------	--------------

06/25/2020: M - Make the Right of Way dedication bold so that it is easy to see.

M - Must include a 10' wide utility easement along all roadway frontage.

M - The sewer easement near the southwest detention pond must be 20' wide.

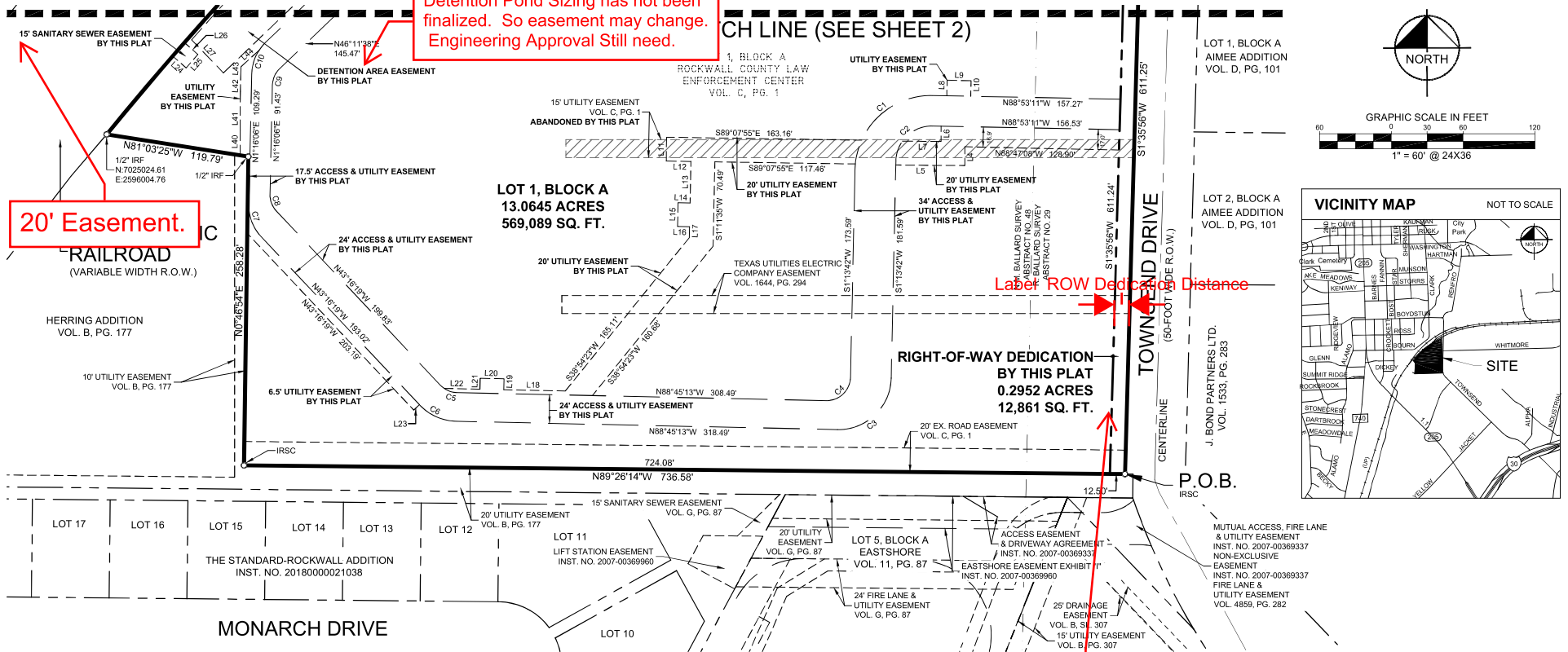
M - The size of the detention ponds may slightly change due to the engineering review having remaining comments regarding the design.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

BUILDING	Rusty McDowell	06/24/2020	Approved
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved
06/23/2020: <i>No comments</i>			

Detention Pond Sizing has not been finalized. So easement may change. Engineering Approval Still need.

CH LINE (SEE SHEET 2)



**LEGEND:**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

**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.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
- Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
- All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.

**LINE TABLE**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°24'04"W	11.32'	L24	S48°49'04"E	15.00'
L2	S01°35'56"W	20.00'	L25	N41°10'56"E	15.00'
L3	S88°24'04"E	11.32'	L26	N48°49'04"W	15.02'
L4	S00°20'59"W	15.73'	L27	S43°48'22"E	38.37'
L5	N89°31'37"W	57.71'	L28	N01°06'11"E	16.29'
L6	S00°20'59"W	12.79'	L29	S43°47'06"E	3.58'
L7	N89°31'37"W	32.26'	L30	S88°59'47"E	37.79'
L8	N01°16'41"E	12.99'	L31	N01°00'13"E	20.00'
L9	S88°43'19"E	20.00'	L32	N88°59'47"W	27.56'
L10	S01°16'41"W	12.99'	L33	N01°06'11"E	38.22'
L11	N00°53'49"E	20.00'	L34	N01°06'11"E	38.22'
L12	S89°07'55"E	20.68'	L35	N34°59'06"W	10.16'
L13	S01°11'35"W	34.77'	L36	N55°00'54"E	20.00'
L14	N88°48'25"W	10.00'	L37	S34°59'06"E	10.16'
L15	S01°11'35"W	20.00'	L38	N65°14'13"W	28.03'
L16	S88°48'25"E	10.00'	L39	S88°59'47"E	44.29'
L17	S01°11'35"W	8.89'	L40	N00°02'47"E	20.87'
L18	N88°45'13"W	51.47'	L41	N00°15'00"E	32.65'
L19	S01°14'47"E	9.10'	L42	N01°15'28"E	15.27'
L20	S88°45'13"E	20.00'	L43	N02°39'59"E	5.49'
L21	N01°14'47"E	9.10'	L44	N47°48'00"E	20.30'
L22	N88°45'13"W	29.88'			
L23	S46°49'41"W	6.50'			

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°53'07"	63.50'	99.62'	S46°10'16"W	89.71'
C2	89°53'07"	30.00'	47.06'	S46°10'16"W	42.38'
C3	90°01'05"	44.00'	69.13'	N46°14'15"E	62.24'
C4	90°01'05"	20.00'	31.42'	N46°14'15"E	28.29'
C5	45°28'54"	20.00'	15.88'	S66°00'46"E	15.46'
C6	45°28'54"	44.00'	34.93'	S66°00'46"E	34.02'
C7	44°32'25"	38.00'	29.54'	S21°00'06"E	28.80'
C8	44°32'25"	20.00'	15.55'	S21°00'06"E	15.16'
C9	44°21'07"	20.00'	15.48'	S24°01'04"W	15.10'
C10	44°55'31"	38.00'	29.80'	S23°43'52"W	29.04'
C11	132°50'53"	20.50'	47.53'	N65°19'15"W	37.58'
C12	45°06'43"	44.00'	34.64'	N23°39'33"E	33.76'
C13	45°06'43"	20.00'	15.75'	N23°39'33"E	15.34'
C14	49°43'42"	44.00'	38.19'	S25°58'02"W	37.00'
C15	49°43'42"	20.00'	17.36'	S25°58'02"W	16.82'
C16	4°11'01"	1000.00'	73.02'	S52°55'24"W	73.00'
C17	4°11'01"	1024.00'	74.77'	S52°55'24"W	74.75'
C18	36°08'05"	44.00'	27.75'	S73°04'57"W	27.29'
C19	36°08'05"	20.00'	12.61'	S73°04'57"W	12.41'
C20	21°48'41"	25.00'	9.52'	N80°14'39"E	9.46'
C21	17°17'03"	25.00'	7.54'	N80°12'29"W	7.51'
C22	49°17'16"	30.00'	25.81'	S66°21'35"W	25.02'
C23	49°17'16"	16.00'	13.76'	N66°21'35"E	13.34'
C24	143°58'32"	16.00'	40.21'	S17°00'31"E	30.43'

10' Utility easement along ROW

REPLAT  
 ROCKWALL CORRECTIONAL ADDITION  
 LOT 1, BLOCK A  
 13.3597 ACRES  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. 2020-\_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	1 OF 3

DWG NAME: \\D:\PROJECTS\2020\20200615\20200615\1001\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401 ROCKWALL CORRECTIONAL LOT 1, BLOCK A REPLAT.DWG PLOTTED BY: CULDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM



**LEGEND:**

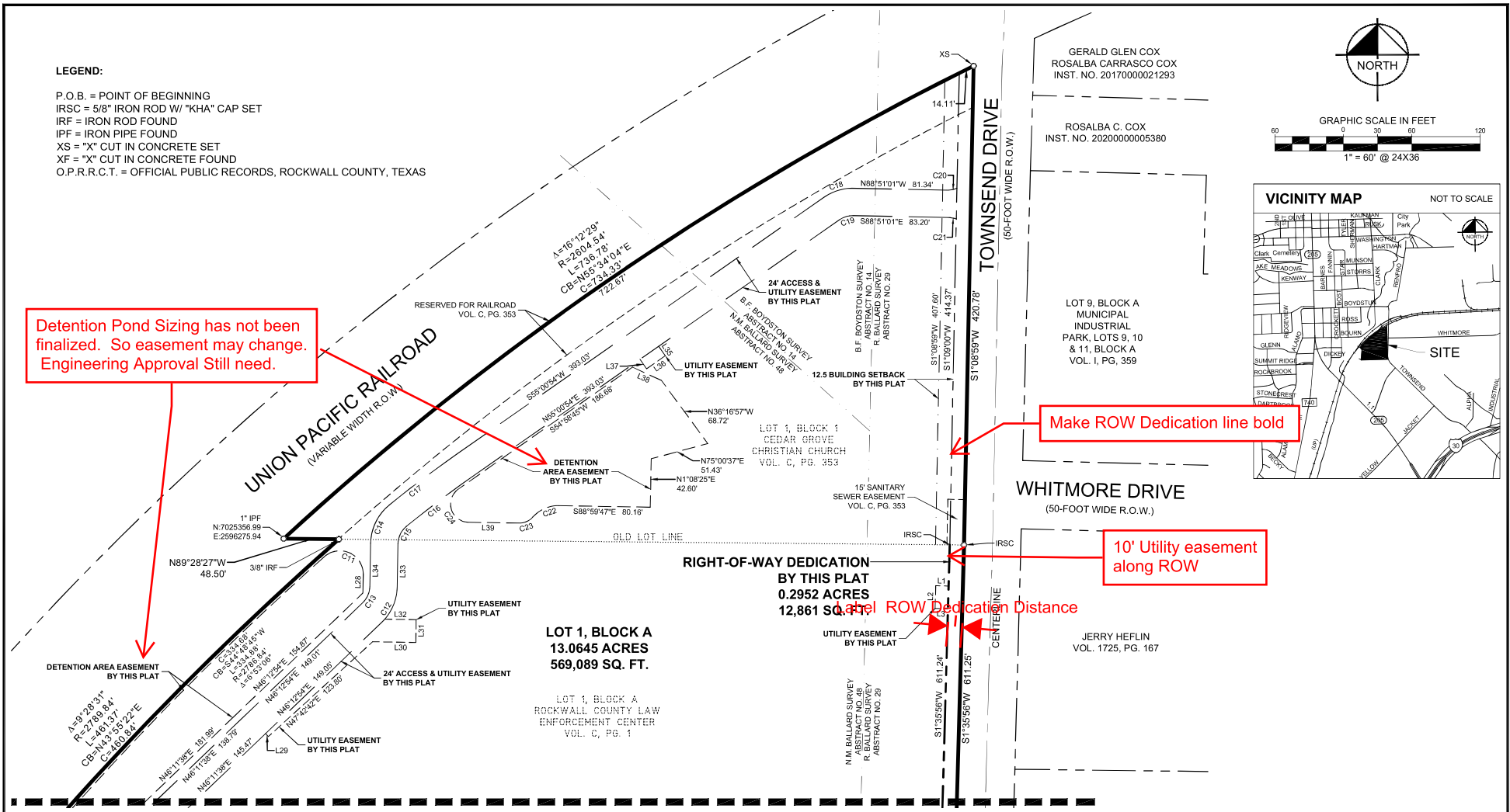
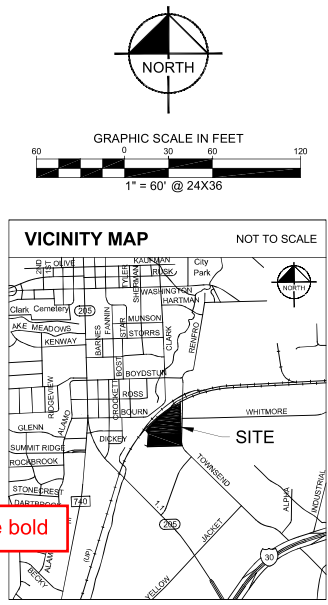
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 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

Detention Pond Sizing has not been finalized. So easement may change. Engineering Approval Still need.

Make ROW Dedication line bold

10' Utility easement along ROW

Label ROW Dedication Distance



MATCH LINE (SEE SHEET 1)

**NOTES:**

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- Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
- All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.
- See sheet 1 for line and curve table.

REPLAT  
 ROCKWALL CORRECTIONAL ADDITION  
 LOT 1, BLOCK A  
 13.3597 ACRES  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. 2020-\_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 60'	Drawn by SRD/ITC	Checked by JAD	Date JUNE 2020	Project No. 064510401	Sheet No. 2 OF 3
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**OWNER/APPLICANT:**  
 ROCKWALL COUNTY  
 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
 PHONE: 772-204-6000  
 CONTACT: DENNIS BAILEY

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 CONTACT: CHRIS FERGUSSON, P.E.

DATE TIME: 2020/06/04 10:00:00 AM PROJECT: ROCKWALL CORRECTIONAL SURVEY 064510401 ROCKWALL CORRECTIONAL IMPROVEMENT PROJECT PLOTTED BY: GUYE, MITCHELL 6/10/2020 8:57 AM LAST SAVED: 6/10/2020 8:49 AM

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Rockwall Correctional 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **Rockwall Correctional Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

By: **ROCKWALL COUNTY**

Dennis Bailey, County Commissioner

**STATE OF TEXAS** §  
**COUNTY OF \_\_\_\_\_** §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dennis Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

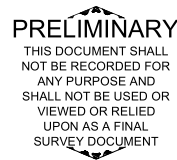
Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS, ROCKWALL COUNTY**, is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, the R. Ballard Survey, Abstract No. 29 and the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1, Cedar Grove Christian Church, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 353, Plat Records of Rockwall County, Texas and being all of Lot 1, Block A, Rockwall County Law Enforcement Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 1, Plat Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod w/ "KHA" cap set in the west right-of-way line of Townsend Drive (a 50-foot wide right-of-way) at the southeast corner of said Lot 1, Block A and at the easternmost northeast corner of Herring Addition, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume B, Page 177, Plat Records of Rockwall County, Texas;

**THENCE** departing said west right-of-way line and with the north line of said Herring Addition, North 89°26'14" West, a distance of 736.58 feet to a 5/8" iron rod w/ "KHA" cap set for corner at an interior corner of said Herring Addition;

**THENCE** with the east line of said Herring Addition, North 0°46'54" East, a distance of 258.28 feet to a 1/2" iron rod found at the northeast corner of said Herring Addition;

**THENCE** with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 1/2" iron rod found in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet;

**THENCE** with said southeast right-of-way line, the following courses and distances:  
In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 3/8" iron rod found in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;  
North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

**THENCE** with said west right-of-way line, the following courses and distances:  
South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;  
South 1°35'56" West, a distance of 611.25 feet to the **POINT OF BEGINNING** and containing 13.3597 acres or 581,950 square feet of land.

**RECOMMENDED FOR FINAL APPROVAL**

\_\_\_\_\_  
Planning and Zoning Commission Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City Engineer

**REPLAT  
ROCKWALL CORRECTIONAL ADDITION  
LOT 1, BLOCK A  
13.3597 ACRES  
N.M. BALLARD SURVEY, ABSTRACT NO. 48  
R. BALLARD SURVEY, ABSTRACT NO. 29  
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. 2020-\_\_\_\_\_**

**Kimley»Horn**

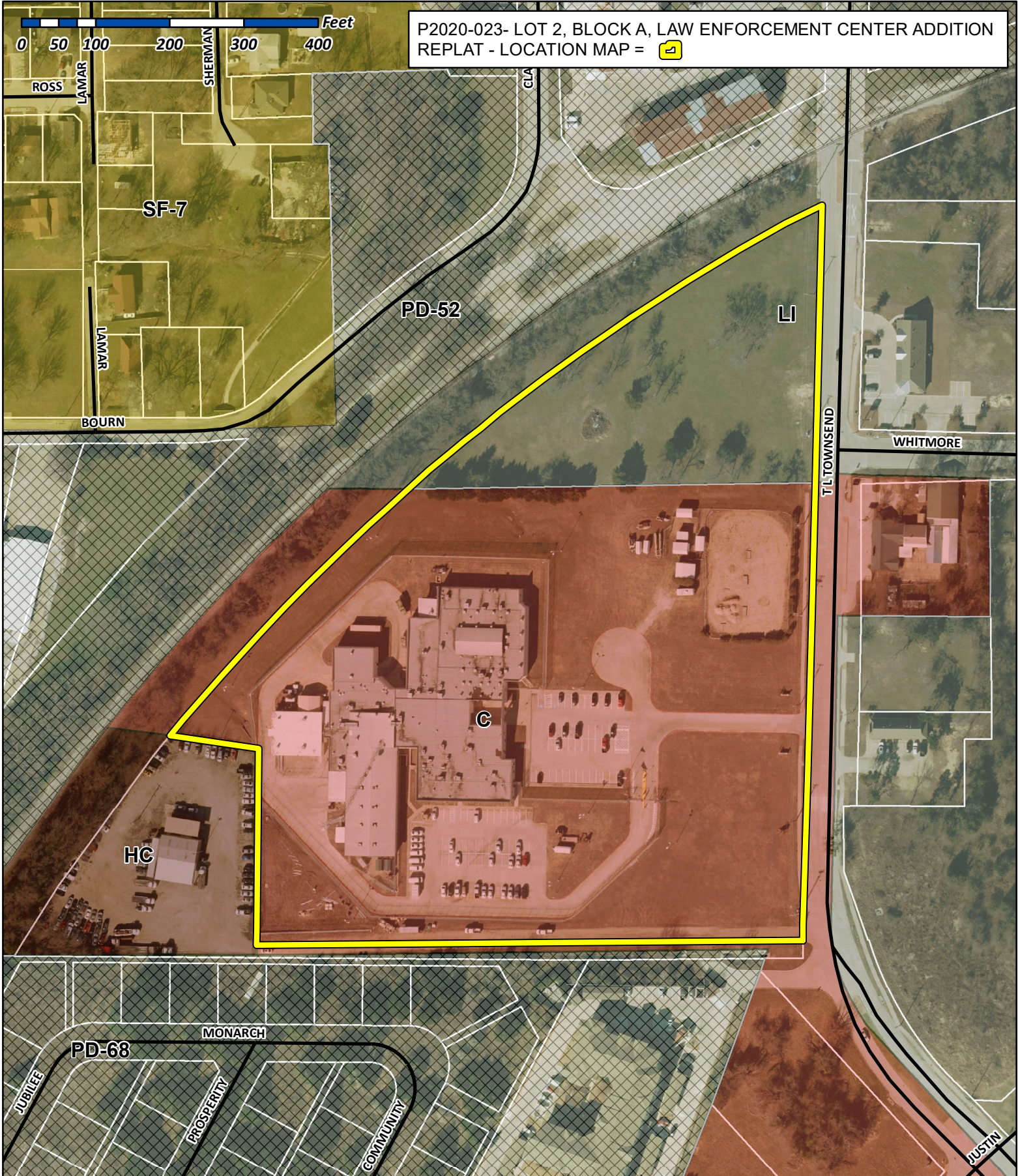
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Tel. No. (972) 770-1300      Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD/MTC	JAD	JUNE 2020	064510401	3 OF 3

**OWNER/APPLICANT:**  
ROCKWALL COUNTY  
101 E RUSK, SUITE 202  
ROCKWALL, TEXAS 75087  
PHONE: 772-204-6000  
CONTACT: DENNIS BAILEY

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: 972-770-1300  
CONTACT: CHRIS FERGUSSON, P.E.

DATE PLOTTED: 06/23/2020 10:48:58 AM USER: G:\D\G\PROJECTS\2020\20200623\20200623\_01\20200623\_01.dwg PLOTTED BY: G:\D\G\PROJECTS\2020\20200623\20200623\_01\20200623\_01.dwg



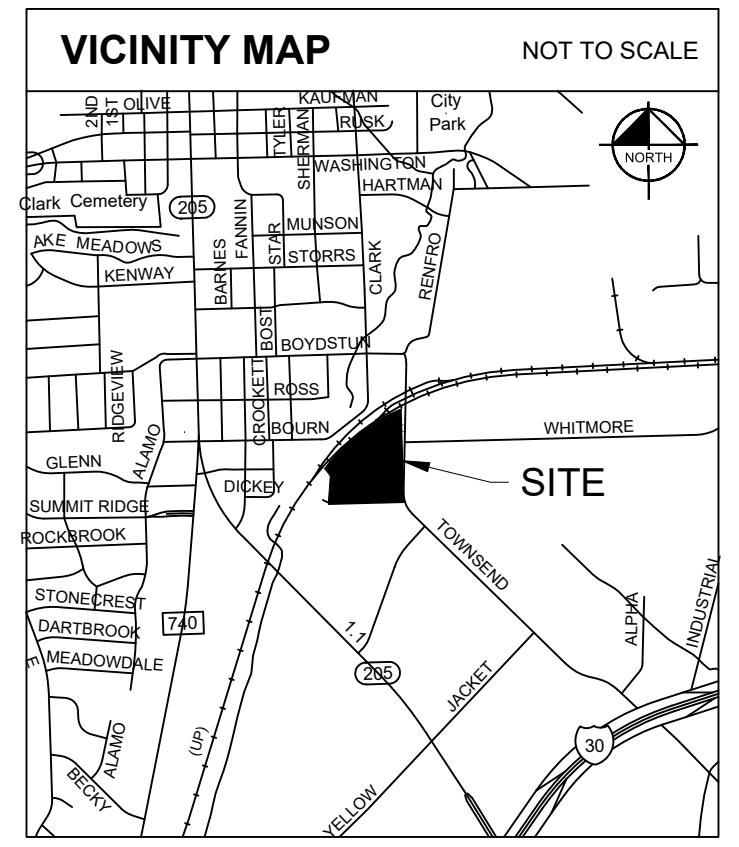
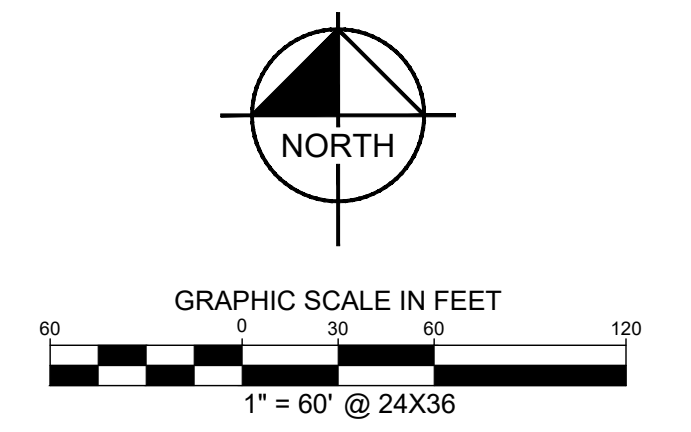
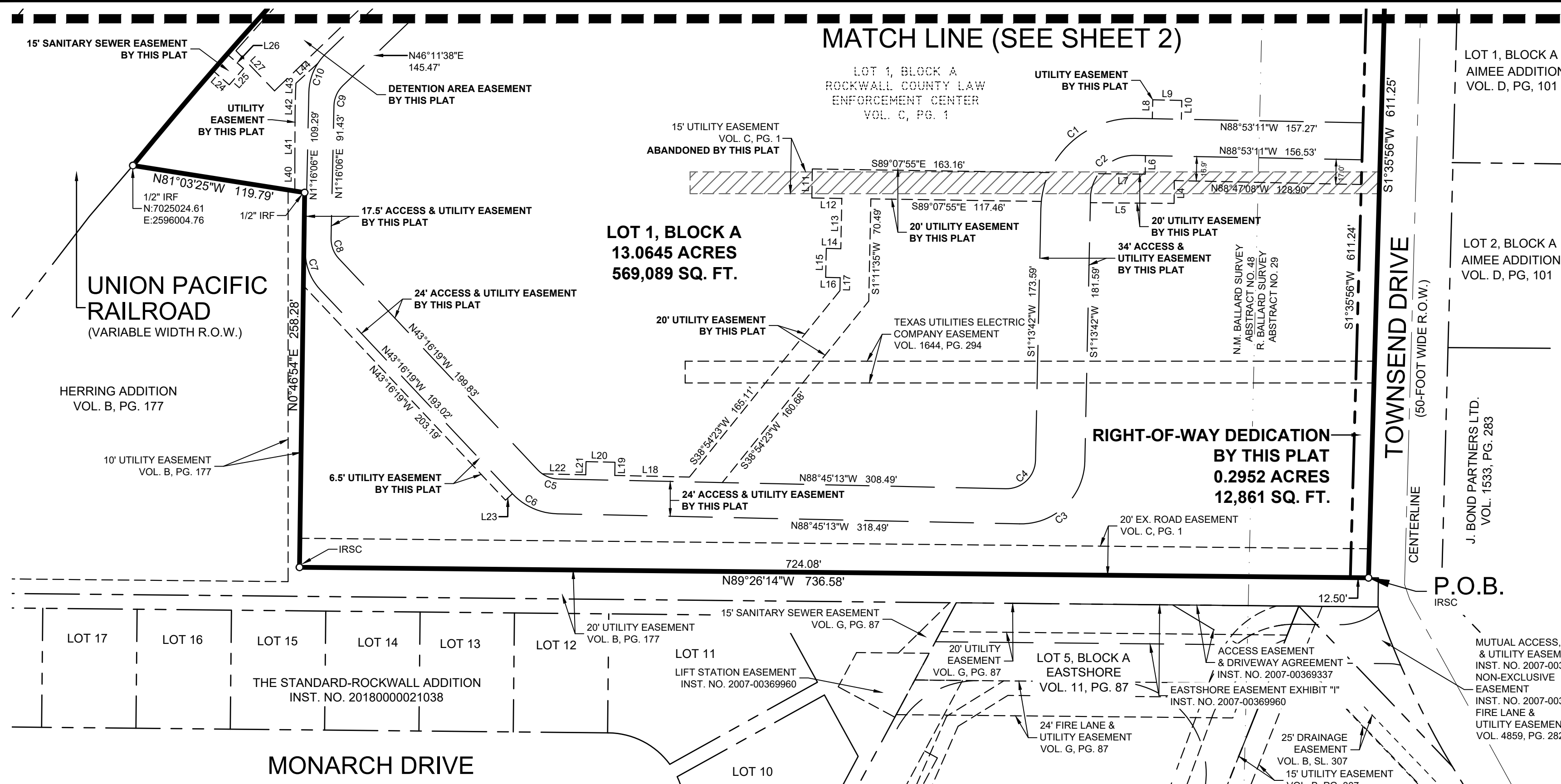
# City of Rockwall

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.



MATCH LINE (SEE SHEET 2)



**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

- NOTES:**
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  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°24'04"W	11.32'	L24	S48°49'04"E	15.00'
L2	S01°35'56"W	20.00'	L25	N41°10'56"E	15.00'
L3	S88°24'04"E	11.32'	L26	N48°49'04"W	15.02'
L4	S00°20'59"W	15.73'	L27	S43°48'22"E	38.37'
L5	N89°31'37"W	57.71'	L28	N01°06'11"E	16.29'
L6	S00°20'59"W	12.79'	L29	S43°47'06"E	3.58'
L7	N89°31'37"W	32.26'	L30	S88°59'47"E	37.79'
L8	N01°16'41"E	12.99'	L31	N01°00'13"E	20.00'
L9	S88°43'19"E	20.00'	L32	N88°59'47"W	27.56'
L10	S01°16'41"W	12.99'	L33	N01°06'11"E	38.22'
L11	N00°53'49"E	20.00'	L34	N01°06'11"E	38.22'
L12	S89°07'55"E	20.68'	L35	N34°59'06"W	10.16'
L13	S01°11'35"W	34.77'	L36	N55°00'54"E	20.00'
L14	N88°48'25"W	10.00'	L37	S34°59'06"E	10.16'
L15	S01°11'35"W	20.00'	L38	N65°14'13"W	28.03'
L16	S88°48'25"E	10.00'	L39	S88°59'47"E	44.29'
L17	S01°11'35"W	8.89'	L40	N00°02'47"E	20.87'
L18	N88°45'13"W	51.47'	L41	N00°15'00"E	32.65'
L19	S01°14'47"W	9.10'	L42	N01°15'28"E	15.27'
L20	S88°45'13"E	20.00'	L43	N02°39'59"E	5.49'
L21	N01°14'47"E	9.10'	L44	N47°48'00"E	20.30'
L22	N88°45'13"W	29.88'			
L23	S46°43'41"W	6.50'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°53'07"	63.50'	99.62'	S46°10'16"W	89.71'
C2	89°53'07"	30.00'	47.06'	S46°10'16"W	42.38'
C3	90°01'05"	44.00'	69.13'	N46°14'15"E	62.24'
C4	90°01'05"	20.00'	31.42'	N46°14'15"E	28.29'
C5	45°28'54"	20.00'	15.88'	S66°00'46"E	15.46'
C6	45°28'54"	44.00'	34.93'	S66°00'46"E	34.02'
C7	44°32'25"	38.00'	29.54'	S21°00'06"E	28.80'
C8	44°32'25"	20.00'	15.55'	S21°00'06"E	15.16'
C9	44°21'07"	20.00'	15.48'	S24°01'04"W	15.10'
C10	44°55'31"	38.00'	29.80'	S23°43'52"W	29.04'
C11	132°50'53"	20.50'	47.53'	N65°19'15"W	37.58'
C12	45°06'43"	44.00'	34.64'	N23°39'33"E	33.76'
C13	45°06'43"	20.00'	15.75'	N23°39'33"E	15.34'
C14	49°43'42"	44.00'	38.19'	S25°58'02"W	37.00'
C15	49°43'42"	20.00'	17.36'	S25°58'02"W	16.82'
C16	4°11'01"	1000.00'	73.02'	S52°55'24"W	73.00'
C17	4°11'01"	1024.00'	74.77'	S52°55'24"W	74.75'
C18	36°08'05"	44.00'	27.75'	S73°04'57"W	27.29'
C19	36°08'05"	20.00'	12.61'	S73°04'57"W	12.41'
C20	21°48'41"	25.00'	9.52'	N80°14'39"E	9.46'
C21	17°17'03"	25.00'	7.54'	N80°12'29"W	7.51'
C22	49°17'16"	30.00'	25.81'	S66°21'35"W	25.02'
C23	49°17'16"	16.00'	13.76'	N66°21'35"E	13.34'
C24	143°58'32"	16.00'	40.21'	S17°00'31"E	30.43'

**REPLAT**  
**ROCKWALL CORRECTIONAL ADDITION**  
**LOT 1, BLOCK A**  
**13.3597 ACRES**  
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## Kimley»Horn

13455 Noel Road, Two Galleria Office      Tel. No. (972) 770-1300  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	1 OF 3

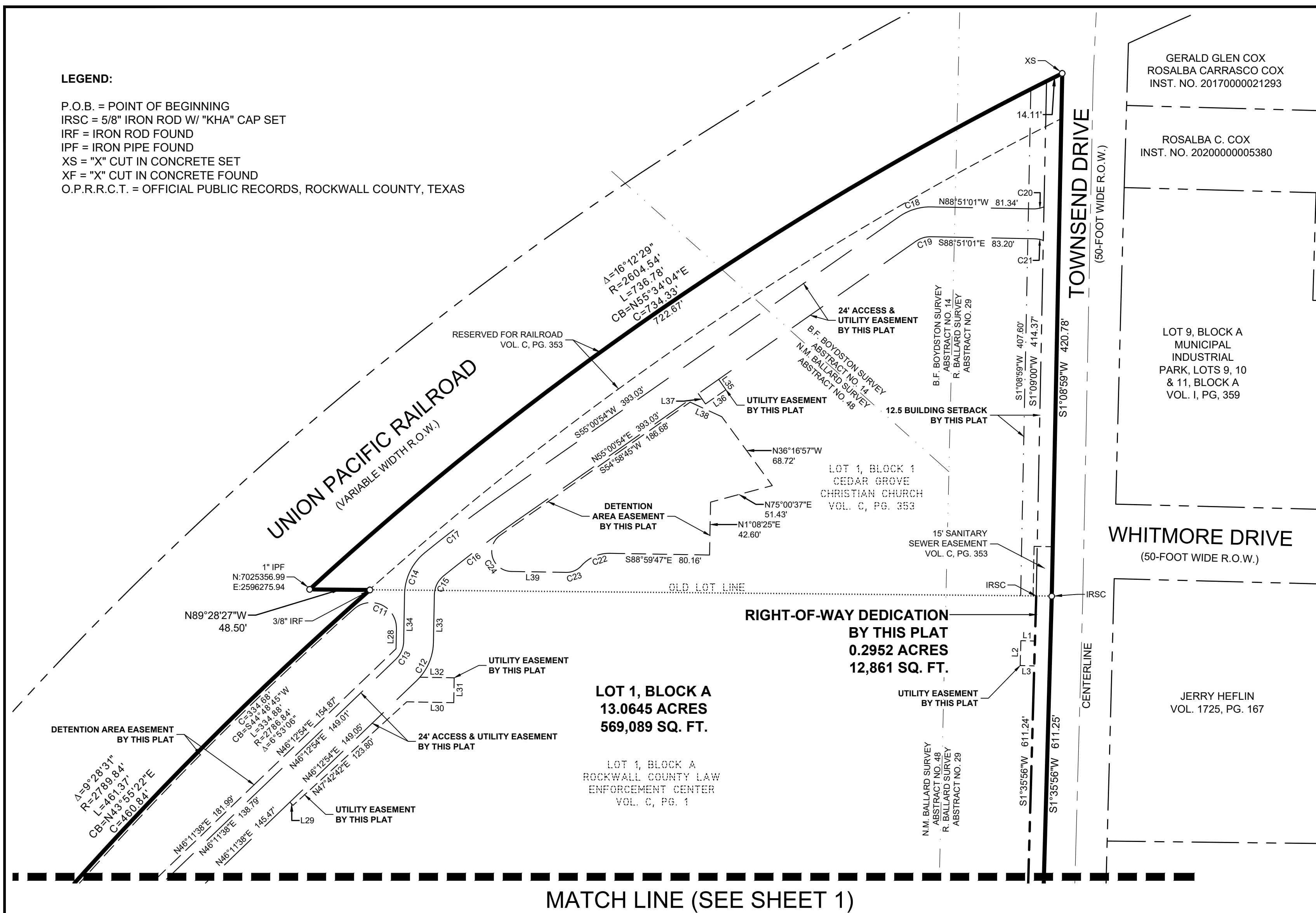
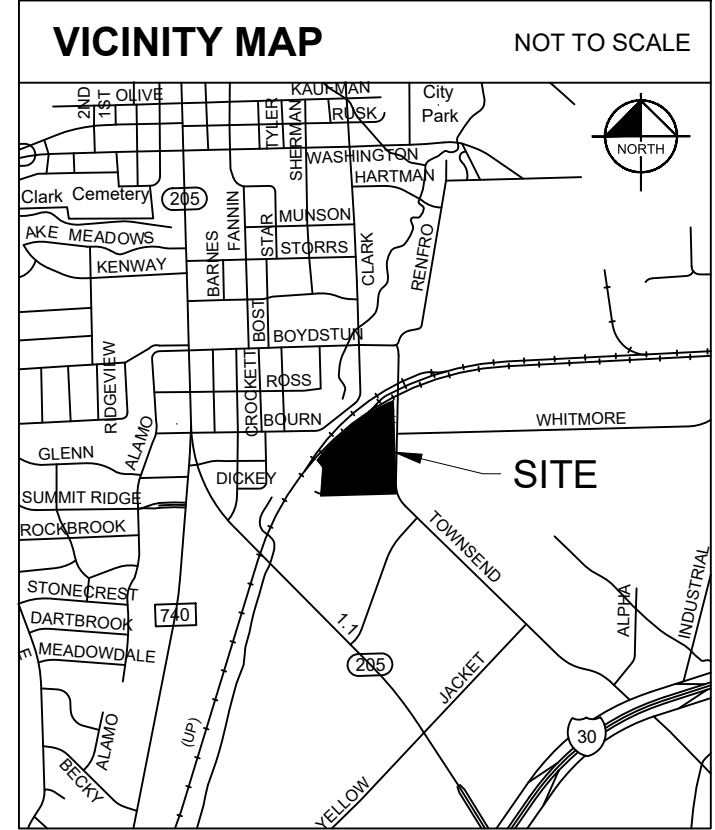
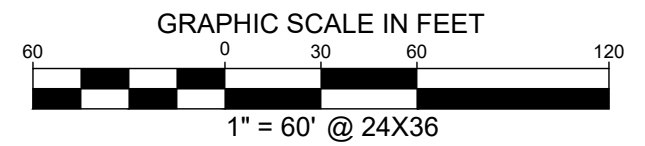
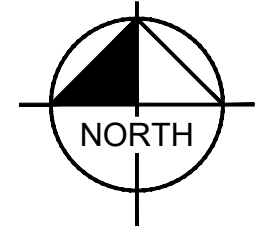
**OWNER/APPLICANT:**  
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 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
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 CONTACT: DENNIS BAILEY

**ENGINEER:**  
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6/19/2020 8:49 AM C:\PLOT\PROJECT\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401 ROCKWALL CORRECTIONAL FP.DWG PLOTTED BY: CLIDE, MITCHELL

**LEGEND:**

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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	2 OF 3

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DWG NAME: \\DALFP01\DATA\PROJECT\DAL\_SURVEY\064510401 ROCKWALL CORRECTIONAL IMPROVEMENT\DWG064510401 ROCKWALL CORRECTIONAL\_ADDITION\_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the Rockwall Correctional 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

By: ROCKWALL COUNTY

Dennis Bailey, County Commissioner

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dennis Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

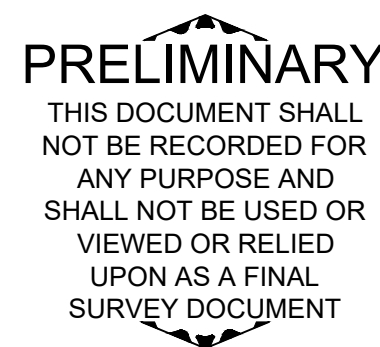
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL COUNTY, is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, the R. Ballard Survey, Abstract No. 29 and the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1, Cedar Grove Christian Church, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 353, Plat Records of Rockwall County, Texas and being all of Lot 1, Block A, Rockwall County Law Enforcement Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 1, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod w/ "KHA" cap set in the west right-of-way line of Townsend Drive (a 50-foot wide right-of-way) at the southeast corner of said Lot 1, Block A and at the easternmost northeast corner of Herring Addition, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume B, Page 177, Plat Records of Rockwall County, Texas;

THENCE departing said west right-of-way line and with the north line of said Herring Addition, North 89°26'14" West, a distance of 736.58 feet to a 5/8" iron rod w/ "KHA" cap set for corner at an interior corner of said Herring Addition;

THENCE with the east line of said Herring Addition, North 0°46'54" East, a distance of 258.28 feet to a 1/2" iron rod found at the northeast corner of said Herring Addition;

THENCE with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 1/2" iron rod found in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet;

THENCE with said southeast right-of-way line, the following courses and distances:
In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 3/8" iron rod found in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;
North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

THENCE with said west right-of-way line, the following courses and distances:
South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;
South 1°35'56" West, a distance of 611.25 feet to the POINT OF BEGINNING and containing 13.3597 acres or 581,950 square feet of land.

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2020.
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 \_\_\_\_\_, 2020.
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
ROCKWALL CORRECTIONAL ADDITION
LOT 1, BLOCK A
13.3597 ACRES
N.M. BALLARD SURVEY, ABSTRACT NO. 48
R. BALLARD SURVEY, ABSTRACT NO. 29
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. 2020-\_\_\_\_\_

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale N/A Drawn by SRD/MTC Checked by JAD Date JUNE 2020 Project No. 064510401 Sheet No. 3 OF 3

OWNER/APPLICANT:
ROCKWALL COUNTY
101 E RUSK, SUITE 202
ROCKWALL, TEXAS 75087
PHONE: 772-204-6000
CONTACT: DENNIS BAILEY

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\D:\AL\FP01\DATA\PROJECT\DAL\_SURVEY\064510401\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401\_ROCKWALL CORRECTIONAL\_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** June 30, 2020  
**APPLICANT:** Chris Fergusson; *Kimley-Horn & Associates*  
**CASE NUMBER:** P2020-023; *Lot 2, Block A, Rockwall Law Enforcement Center Addition*

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### SUMMARY

Discuss and consider a request by Chris Fergusson, PE of Kimley-Horn & Associates on behalf of Dennis Bailey of Rockwall County for the approval of a replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 13.3597-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat of a 13.3597-acre tract of land (*i.e. Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition*) for purpose of establishing one (1) lot (*i.e. Lot 2, Block A, Rockwall Law Enforcement Center Addition*) to allow for the expansion of the Rockwall County Jail. This plat will also establishes the necessary easements for redevelopment of the subject property, and dedicates a 12.5-foot strip of right-of-way along Townsend Drive.
- According to the Rockwall Central Appraisal District (RCAD) the Rockwall County Jail was originally constructed in 1988 and was expanded in 1996, 1999, and 2000. On November 1, 2019, staff administratively approved a site plan [*i.e. Case No. SP2019-042*] for the construction of a ~79,440 SF expansion to the existing correctional facility.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications 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 Chapter 38, *Subdivisions*, of 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 Law Enforcement Center 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.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>

Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>

Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>

Replat (\$300.00 + \$20.00 Acre)<sup>1</sup> - *INTERLOCAL AGREEMENT*

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)

Variance Request (\$100.00)

**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, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: *950 TL TOWNSEND DRIVE*

Subdivision: *ROCKWALL CORRECTIONAL ADDITION* Lot: *1* Block: *A*

General Location: *SW CORNER OF TL TOWNSEND DR & UNION PACIFIC RAILROAD*

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

Current Zoning: *COMMERCIAL/LIGHT INDUSTRIAL* Current Use: *COUNTY JAIL*

Proposed Zoning: *SAME* Proposed Use: *COUNTY JAIL*

Acreage: *13.36 Ac* Lots [Current]: *Lot 1, block 1* Lots [Proposed]: *Lot 1 Block A*

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner: <i>ROCKWALL COUNTY</i>	<input type="checkbox"/> Applicant: <i>KIMLEY-HORN &amp; ASSOC.</i>
Contact Person: <i>DENNIS BAILEY</i>	Contact Person: <i>CHRIS FERGUSON P.E.</i>
Address: <i>101 EAST RUSK, SUITE 202</i>	Address: <i>13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700</i>
City, State & Zip: <i>ROCKWALL, TX 75087</i>	City, State & Zip: <i>DALLAS, TX 75240</i>
Phone: <i>972-204-6030</i>	Phone: <i>972-770-1338</i>
E-Mail: <i>dbailey@rockwallcountytx.com</i>	E-Mail: <i>chris.ferguson@kimley-horn.com</i>

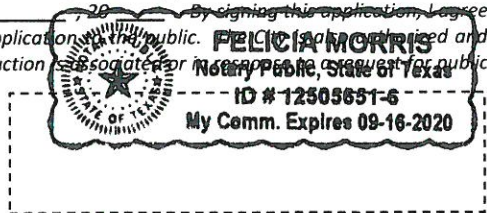
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared *Dennis Bailey* [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the *19* day of *June*, 20*20*. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. *[Signature]* Notary Public, State of Texas

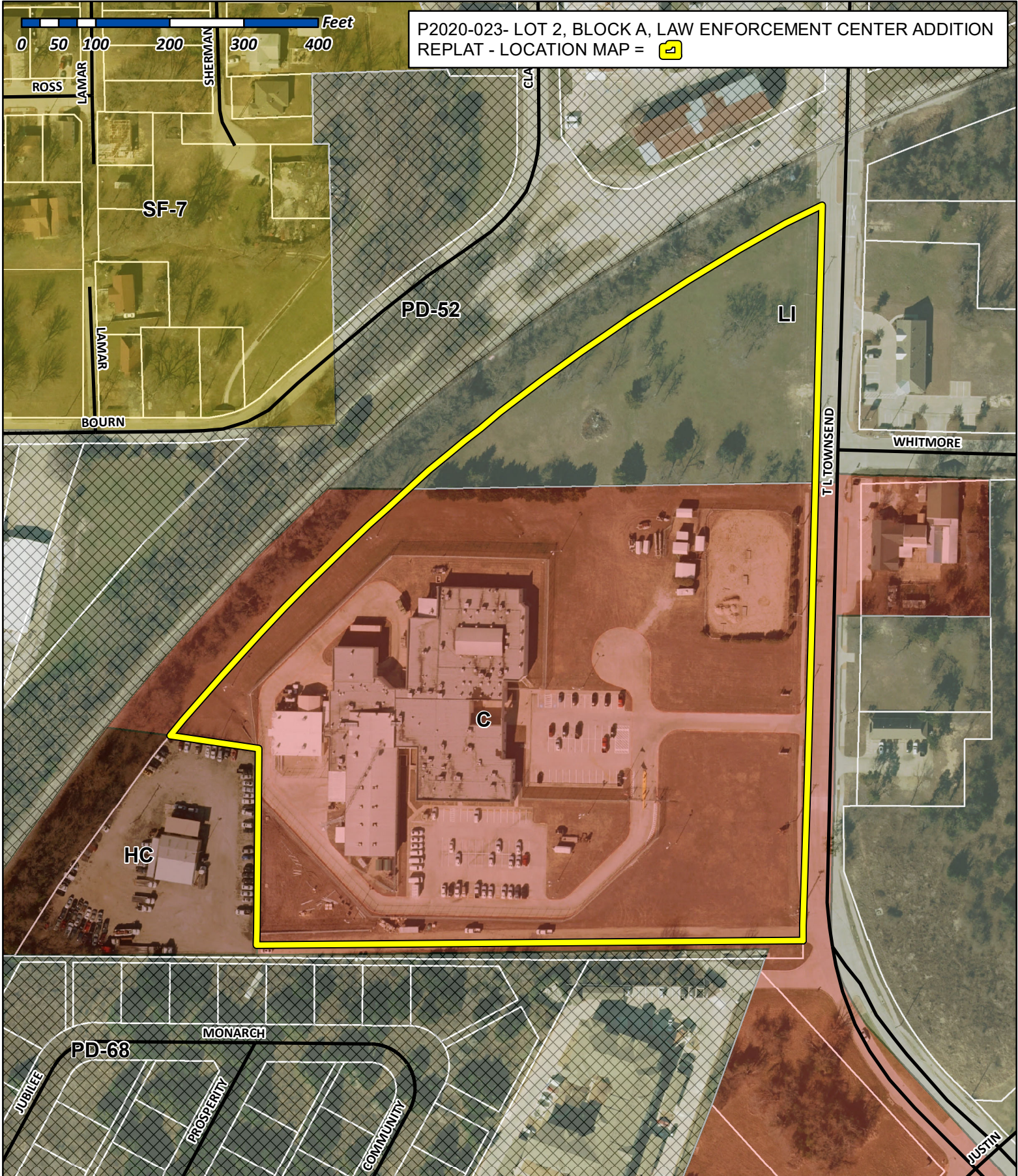
Given under my hand and seal of office on this the *19* day of *June*, 20*20*.

Owner's Signature: *[Signature]*  
Notary Public in and for the State of Texas: *[Signature]*



My Commission Expires *9-16-2020*





# 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.



# PROJECT COMMENTS



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

DATE: 6/26/2020

PROJECT NUMBER: P2020-023  
PROJECT NAME: Replat of Lot, Block A, Rockwall Law Enforcement Center  
SITE ADDRESS/LOCATIONS: 810 N T L TOWNSEND DR

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Chris Fergusson, PE of Kimley-Horn & Associates on behalf of Dennis Bailey of Rockwall County for the approval of a replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 10.193-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2020	Needs Review

06/24/2020: P2020-023; Replat for Lots 2, Block A, Rockwall Law Enforcement Center Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)

*I.1 This is a request for the approval of a replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 13.3597-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive.*

*I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.*

*M.3 For reference, include the case number (P2020-023) in the lower right-hand corner of all pages of all revised plan submittals.*

*I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC and the General Commercial District Standards of Article V, that are applicable to the subject property. (§01.02(D), Art. 11, UDC)*

*M.5 Correct Title Block to read as follows:*

*Final Plat  
Lot 2, Block A, Rockwall Law Enforcement Center Addition  
Being a replat of Lot 1, Block 1, Cedar Grove Christian Church Addition  
And Lot 1, Block A, Rockwall Correctional Addition  
Containing a total of 3.3597-acres  
Situated in the Cedar Grove Christian Church Addition  
And Situated in the Rockwall Law Enforcement Center Addition  
Additions to the City of Rockwall, Rockwall County, Texas*

*M.6 Correct all mentions of 'Lot 1, Block A' and relabel as 'Lot 2, Block A' on all sheets. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)*

M.7 Verify the total acreage on the Plat and Legal Description. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.8 Indicate the acreage and square feet of the ghosted text. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

I.9 Only a 7.50' Right-Of-Way is required along the entire length of Townsend Drive.

M.10 Indicate the Right-Of-Way within the existing Lot 1, Block 1, Cedar Grove Christian Church Addition. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.11 The front building setback along Townsend Drive in the commercially zoned portion of the property is 15 feet. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.12 The front building setback along Townsend Drive in the light industrial zoned portion of the property is 25 feet. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.13 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.14 Additional Right-Of-Way dedication is required along Townsend Drive. 17.50 feet is required given the Townsend Drive is an M4D as described by the City of Rockwall Thoroughfare Plan. (04 Infrastructure, OurHometown2040 Comprehensive Plan)

M.15 Relabel all access easements to '24' Firelane, Public Access & Utility Easement (By This Plat)'. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.16 Correct typo within the RECOMMENDED FOR FINAL APPROVAL text box on sheet 3.

M.17 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.18 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.19 Please note that 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.

I.20 The Planning and Zoning Meeting will be held on July 14, 2020.

I.21 The City Council meeting for this case is scheduled to be held on July 20, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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ENGINEERING	Sarah Johnston	06/25/2020	Needs Review
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06/25/2020: M - Make the Right of Way dedication bold so that it is easy to see.

M - Must include a 10' wide utility easement along all roadway frontage.

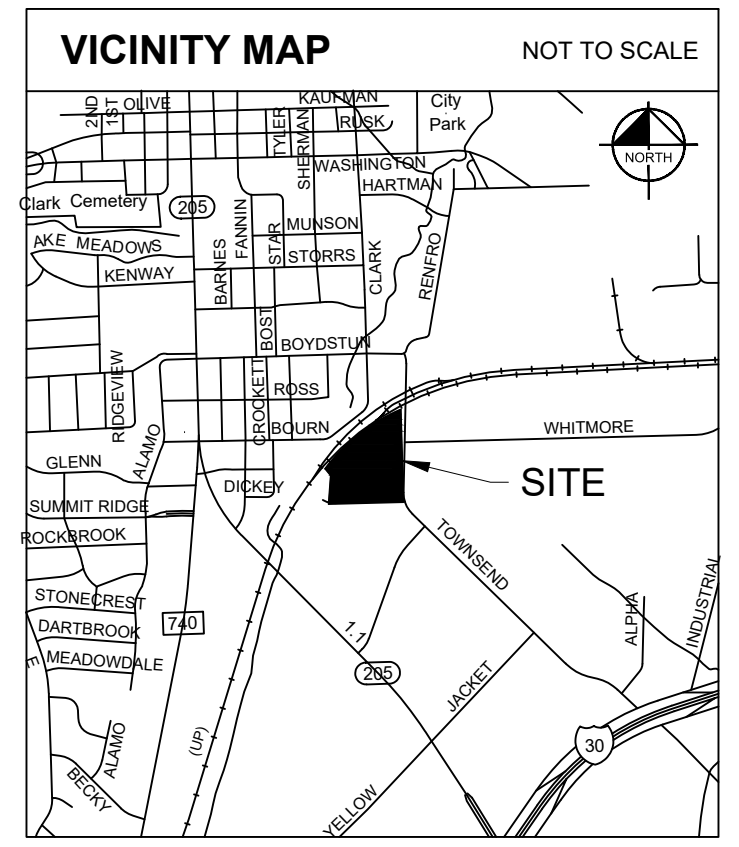
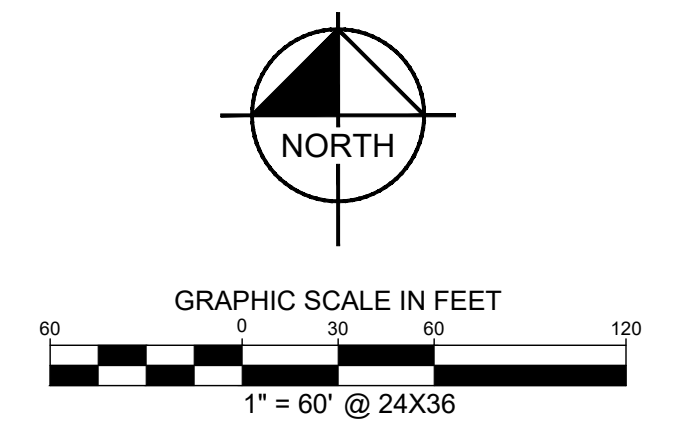
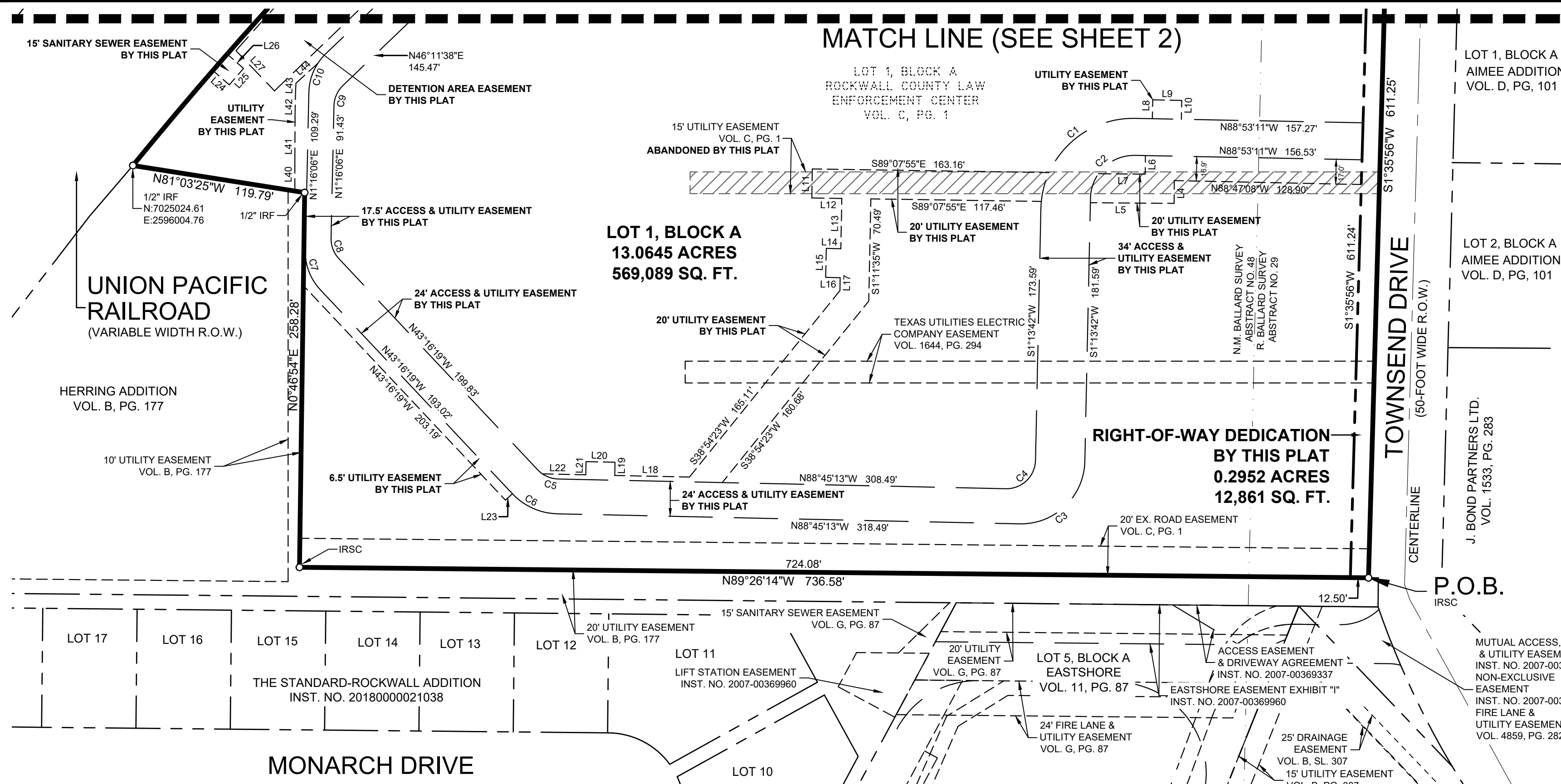
M - The sewer easement near the southwest detention pond must be 20' wide.

M - The size of the detention ponds may slightly change due to the engineering review having remaining comments regarding the design.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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BUILDING	Rusty McDowell	06/24/2020	Approved
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved
06/23/2020: <i>No comments</i>			

MATCH LINE (SEE SHEET 2)



**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

- 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.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
  - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
  - All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°24'04"W	11.32'	L24	S48°49'04"E	15.00'
L2	S01°35'56"W	20.00'	L25	N41°10'56"E	15.00'
L3	S88°24'04"E	11.32'	L26	N48°49'04"W	15.02'
L4	S00°20'59"W	15.73'	L27	S43°48'22"E	38.37'
L5	N89°31'37"W	57.71'	L28	N01°06'11"E	16.29'
L6	S00°20'59"W	12.79'	L29	S43°47'06"E	3.58'
L7	N89°31'37"W	32.26'	L30	S88°59'47"E	37.79'
L8	N01°16'41"E	12.99'	L31	N01°00'13"E	20.00'
L9	S88°43'19"E	20.00'	L32	N88°59'47"W	27.56'
L10	S01°16'41"W	12.99'	L33	N01°06'11"E	38.22'
L11	N00°53'49"E	20.00'	L34	N01°06'11"E	38.22'
L12	S89°07'55"E	20.68'	L35	N34°59'06"W	10.16'
L13	S01°11'35"W	34.77'	L36	N55°00'54"E	20.00'
L14	N88°48'25"W	10.00'	L37	S34°59'06"E	10.16'
L15	S01°11'35"W	20.00'	L38	N65°14'13"W	28.03'
L16	S88°48'25"E	10.00'	L39	S88°59'47"E	44.29'
L17	S01°11'35"W	8.89'	L40	N00°02'47"E	20.87'
L18	N88°45'13"W	51.47'	L41	N00°15'00"E	32.65'
L19	S01°14'47"W	9.10'	L42	N01°15'28"E	15.27'
L20	S88°45'13"E	20.00'	L43	N02°39'59"E	5.49'
L21	N01°14'47"E	9.10'	L44	N47°48'00"E	20.30'
L22	N88°45'13"W	29.88'			
L23	S46°43'41"W	6.50'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°53'07"	63.50'	99.62'	S46°10'16"W	89.71'
C2	89°53'07"	30.00'	47.06'	S46°10'16"W	42.38'
C3	90°01'05"	44.00'	69.13'	N46°14'15"E	62.24'
C4	90°01'05"	20.00'	31.42'	N46°14'15"E	28.29'
C5	45°28'54"	20.00'	15.88'	S66°00'46"E	15.46'
C6	45°28'54"	44.00'	34.93'	S66°00'46"E	34.02'
C7	44°32'25"	38.00'	29.54'	S21°00'06"E	28.80'
C8	44°32'25"	20.00'	15.55'	S21°00'06"E	15.16'
C9	44°21'07"	20.00'	15.48'	S24°01'04"W	15.10'
C10	44°55'31"	38.00'	29.80'	S23°43'52"W	29.04'
C11	132°50'53"	20.50'	47.53'	N65°19'15"W	37.58'
C12	45°06'43"	44.00'	34.64'	N23°39'33"E	33.76'
C13	45°06'43"	20.00'	15.75'	N23°39'33"E	15.34'
C14	49°43'42"	44.00'	38.19'	S25°58'02"W	37.00'
C15	49°43'42"	20.00'	17.36'	S25°58'02"W	16.82'
C16	4°11'01"	1000.00'	73.02'	S52°55'24"W	73.00'
C17	4°11'01"	1024.00'	74.77'	S52°55'24"W	74.75'
C18	36°08'05"	44.00'	27.75'	S73°04'57"W	27.29'
C19	36°08'05"	20.00'	12.61'	S73°04'57"W	12.41'
C20	21°48'41"	25.00'	9.52'	N80°14'39"E	9.46'
C21	17°17'03"	25.00'	7.54'	N80°12'29"W	7.51'
C22	49°17'16"	30.00'	25.81'	S66°21'35"W	25.02'
C23	49°17'16"	16.00'	13.76'	N66°21'35"E	13.34'
C24	143°58'32"	16.00'	40.21'	S17°00'31"E	30.43'

**REPLAT**  
**ROCKWALL CORRECTIONAL ADDITION**  
**LOT 1, BLOCK A**  
**13.3597 ACRES**  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. 2020-\_\_\_\_\_

## Kimley»Horn

13455 Noel Road, Two Galleria Office      Tel. No. (972) 770-1300  
 Tower, Suite 700, Dallas, Texas 75240      FIRM # 10115500      Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	1 OF 3

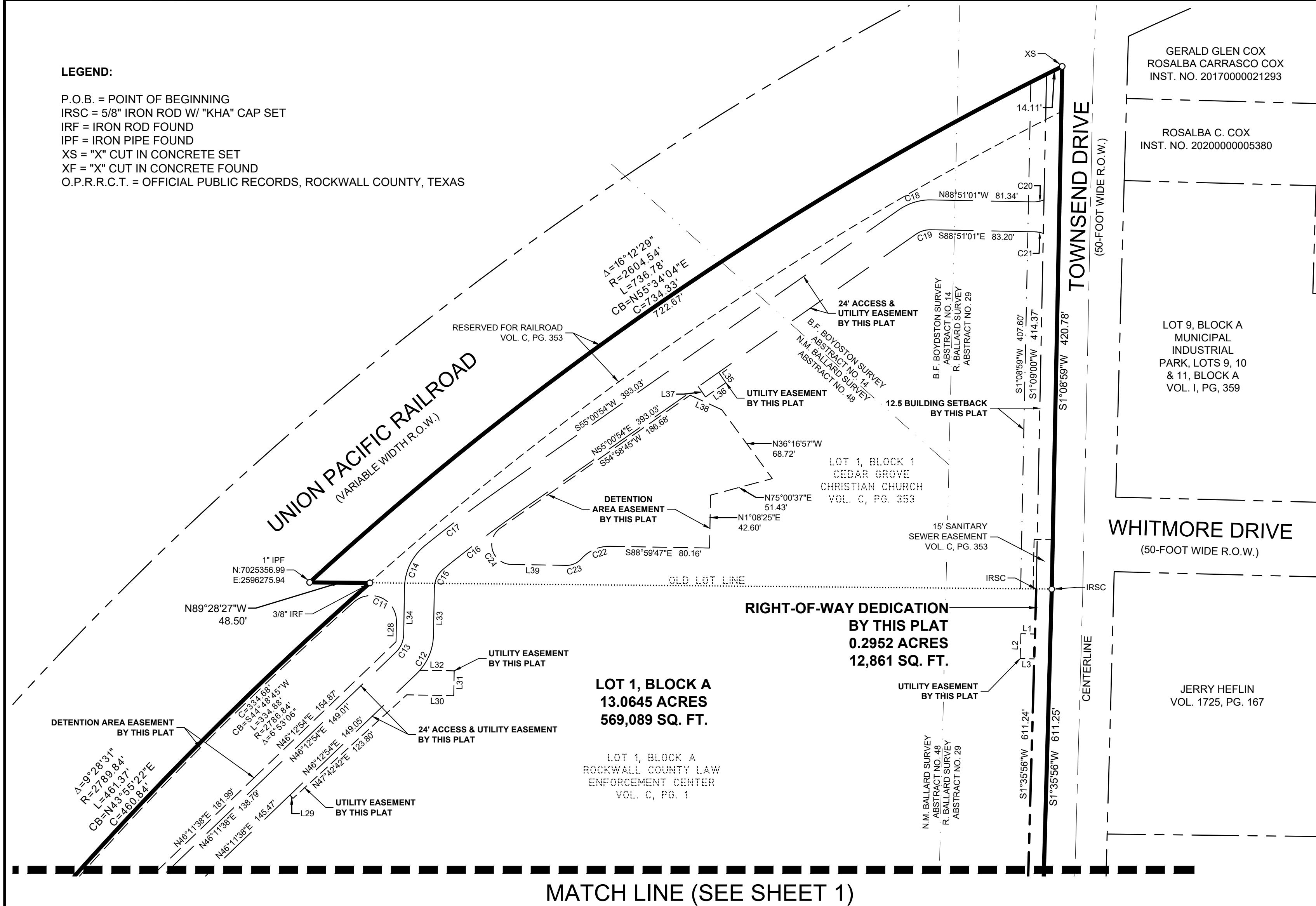
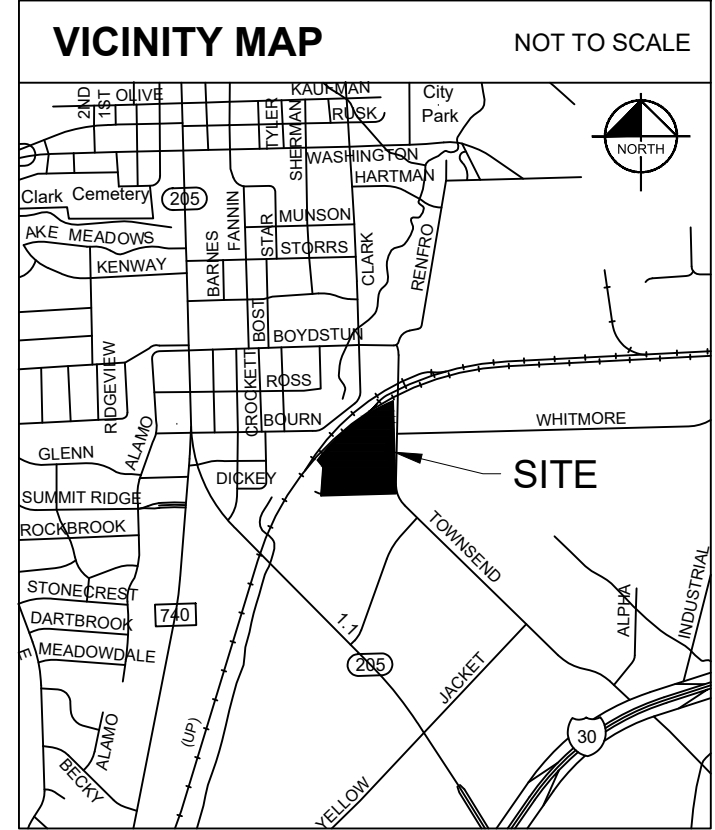
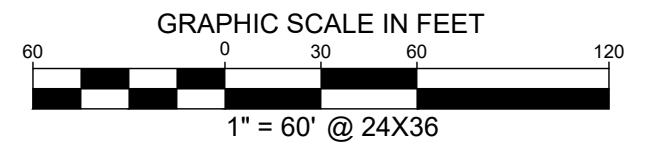
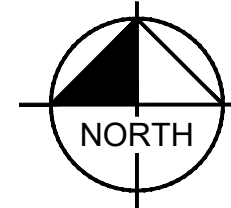
**OWNER/APPLICANT:**  
 ROCKWALL COUNTY  
 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
 PHONE: 772-204-6000  
 CONTACT: DENNIS BAILEY

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 CONTACT: CHRIS FERGUSSON, P.E.

6/19/2020 8:49 AM C:\P\192020\849\PROJECT\DRAWING\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401 ROCKWALL CORRECTIONAL FP.DWG PLOTTED BY: CLIDE, MITCHELL

**LEGEND:**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



MATCH LINE (SEE SHEET 1)

**NOTES:**

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
3. The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
5. Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
6. All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.
7. See sheet 1 for line and curve table.

**REPLAT**  
**ROCKWALL CORRECTIONAL ADDITION**  
**LOT 1, BLOCK A**  
 13.3597 ACRES  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. 2020-\_\_\_\_\_

## Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	2 OF 3

**OWNER/APPLICANT:**  
 ROCKWALL COUNTY  
 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
 PHONE: 772-204-6000  
 CONTACT: DENNIS BAILEY

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\DALFP01\DATA\PROJECT\DAL\_SURVEY\064510401 ROCKWALL CORRECTIONAL IMPROVEMENT\DWG064510401 ROCKWALL CORRECTIONAL\_ADDITION\_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the Rockwall Correctional 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

By: ROCKWALL COUNTY

Dennis Bailey, County Commissioner

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dennis Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

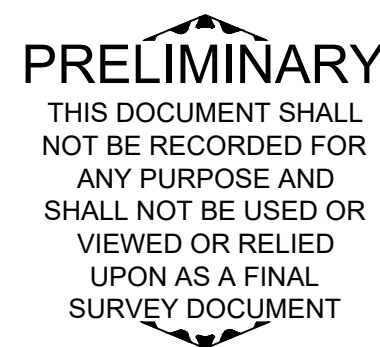
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL COUNTY, is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, the R. Ballard Survey, Abstract No. 29 and the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1, Cedar Grove Christian Church, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 353, Plat Records of Rockwall County, Texas and being all of Lot 1, Block A, Rockwall County Law Enforcement Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 1, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod w/ "KHA" cap set in the west right-of-way line of Townsend Drive (a 50-foot wide right-of-way) at the southeast corner of said Lot 1, Block A and at the easternmost northeast corner of Herring Addition, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume B, Page 177, Plat Records of Rockwall County, Texas;

THENCE departing said west right-of-way line and with the north line of said Herring Addition, North 89°26'14" West, a distance of 736.58 feet to a 5/8" iron rod w/ "KHA" cap set for corner at an interior corner of said Herring Addition;

THENCE with the east line of said Herring Addition, North 0°46'54" East, a distance of 258.28 feet to a 1/2" iron rod found at the northeast corner of said Herring Addition;

THENCE with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 1/2" iron rod found in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet;

THENCE with said southeast right-of-way line, the following courses and distances:
In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 3/8" iron rod found in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;
North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

THENCE with said west right-of-way line, the following courses and distances:
South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;
South 1°35'56" West, a distance of 611.25 feet to the POINT OF BEGINNING and containing 13.3597 acres or 581,950 square feet of land.

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2020.
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 \_\_\_\_\_, 2020.
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
ROCKWALL CORRECTIONAL ADDITION
LOT 1, BLOCK A
13.3597 ACRES
N.M. BALLARD SURVEY, ABSTRACT NO. 48
R. BALLARD SURVEY, ABSTRACT NO. 29
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. 2020-\_\_\_\_\_

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale N/A Drawn by SRD/MTC Checked by JAD Date JUNE 2020 Project No. 064510401 Sheet No. 3 OF 3

OWNER/APPLICANT: ROCKWALL COUNTY
101 E RUSK, SUITE 202
ROCKWALL, TEXAS 75087
PHONE: 772-204-6000
CONTACT: DENNIS BAILEY
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\D:\AL\FP\DATA\PROJECT\DAL\_SURVEY\064510401\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401\_ROCKWALL CORRECTIONAL\_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM



# 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

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**TO:** Mayor and City Council  
**DATE:** July 6, 2020  
**APPLICANT:** Chris Fergusson; *Kimley-Horn & Associates*  
**CASE NUMBER:** P2020-023; *Lot 2, Block A, Rockwall Law Enforcement Center Addition*

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### SUMMARY

Discuss and consider a request by Chris Fergusson, PE of Kimley-Horn & Associates on behalf of Dennis Bailey of Rockwall County for the approval of a replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 13.3597-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat of a 13.3597-acre tract of land (*i.e. Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition*) for purpose of establishing one (1) lot (*i.e. Lot 2, Block A, Rockwall Law Enforcement Center Addition*) to allow for the expansion of the Rockwall County Jail. This plat will also establish the necessary easements for redevelopment of the subject property, and dedicates a 12.5-foot strip of right-of-way along Townsend Drive.
- According to the Rockwall Central Appraisal District (RCAD) the Rockwall County Jail was originally constructed in 1988 and was expanded in 1996, 1999, and 2000. On November 1, 2019, staff administratively approved a site plan [*i.e. Case No. SP2019-042*] for the construction of a ~79,440 SF expansion to the existing correctional facility.
- 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 Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lot 2, Block A, Rockwall Law Enforcement Center 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 June 30, 2020, the Planning and Zoning Commission made a motion to recommend approval of the plat with staff conditions. The motion was approved by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>

Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>

Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>

Replat (\$300.00 + \$20.00 Acre)<sup>1</sup> - **INTERLOCAL AGREEMENT**

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)

Variance Request (\$100.00)

**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, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: **950 TL TOWNSEND DRIVE**

Subdivision: **ROCKWALL CORRECTIONAL ADDITION** Lot: **1** Block: **A**

General Location: **SW CORNER OF TL TOWNSEND DR & UNION PACIFIC RAILROAD**

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

Current Zoning: **COMMERCIAL/LIGHT INDUSTRIAL** Current Use: **COUNTY JAIL**

Proposed Zoning: **SAME** Proposed Use: **COUNTY JAIL**

Acreage: **13.36 Ac** Lots [Current]: **Lot 1, block 1** Lots [Proposed]: **Lot 1 Block A**

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner: <b>ROCKWALL COUNTY</b>	<input type="checkbox"/> Applicant: <b>KIMLEY-HORN &amp; ASSOC.</b>
Contact Person: <b>DENNIS BAILEY</b>	Contact Person: <b>CHRIS FERGUSSON P.E.</b>
Address: <b>101 EAST RUSK, SUITE 202</b>	Address: <b>13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700</b>
City, State & Zip: <b>ROCKWALL, TX 75087</b>	City, State & Zip: <b>DALLAS, TX 75240</b>
Phone: <b>972-204-6030</b>	Phone: <b>972-770-1338</b>
E-Mail: <b>dbailey@rockwallcounty.texas.com</b>	E-Mail: <b>chris.fergusson@kimley-horn.com</b>

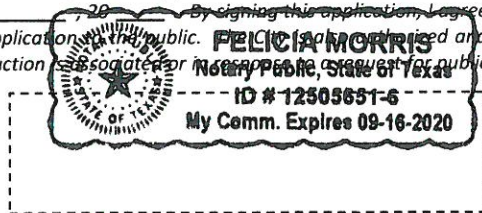
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Dennis Bailey [Owner] the undersigned, who stated the information on this application to be true and certified the following:

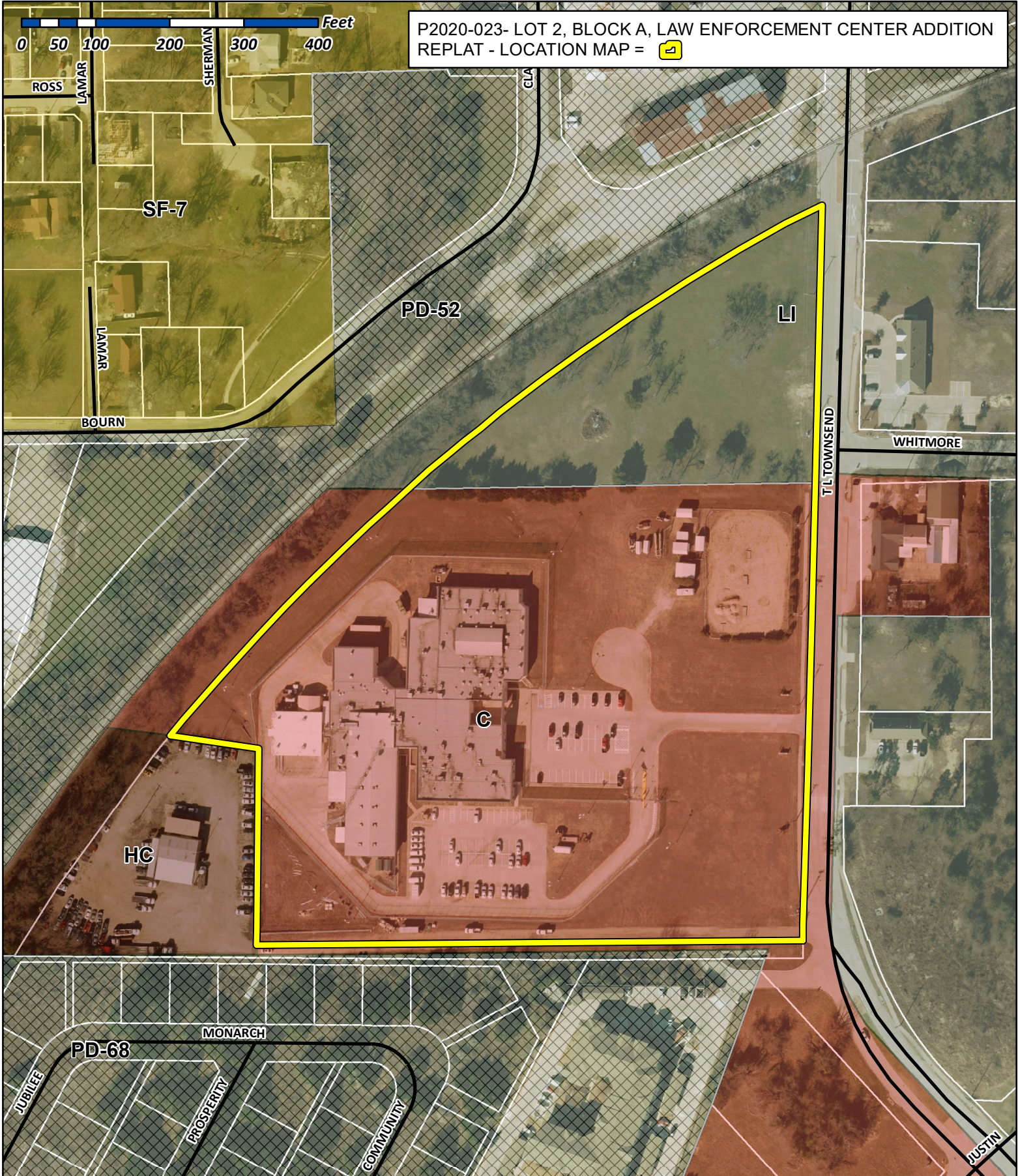
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of June, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. I also agree and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or necessary for a request for public information."

Given under my hand and seal of office on this the 19 day of June, 2020.

Owner's Signature:   
Notary Public in and for the State of Texas:



My Commission Expires **9-16-2020**



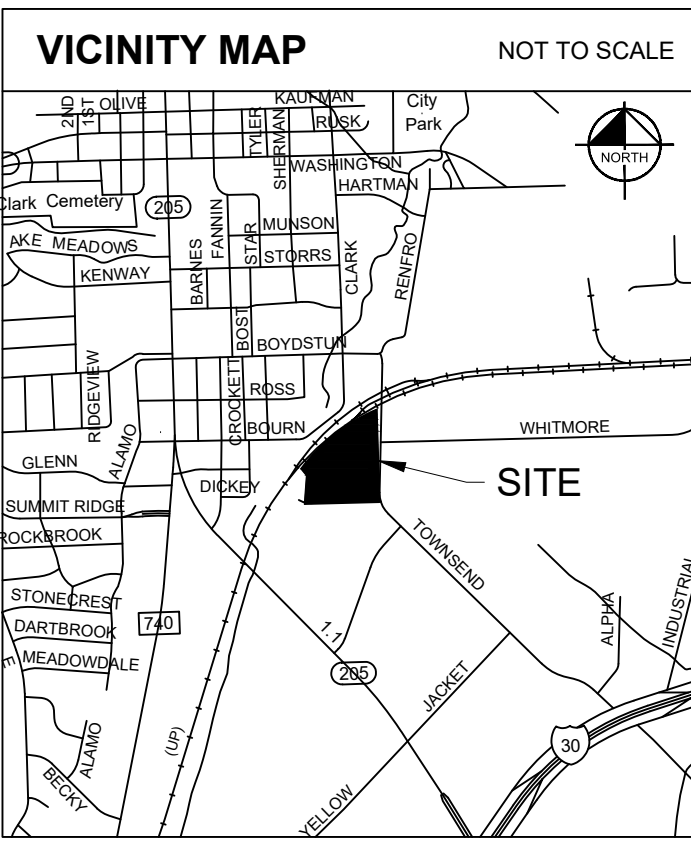
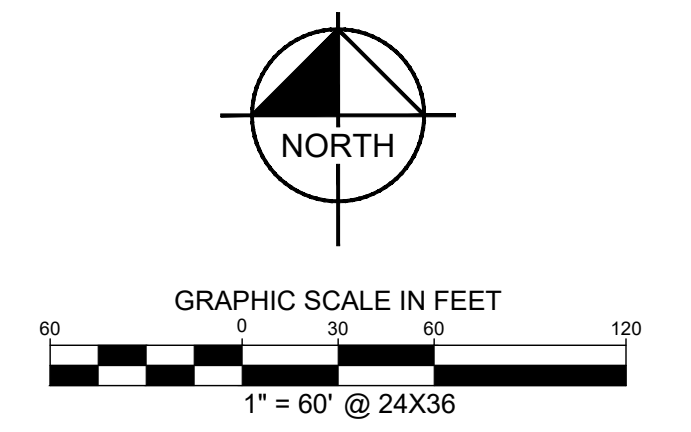
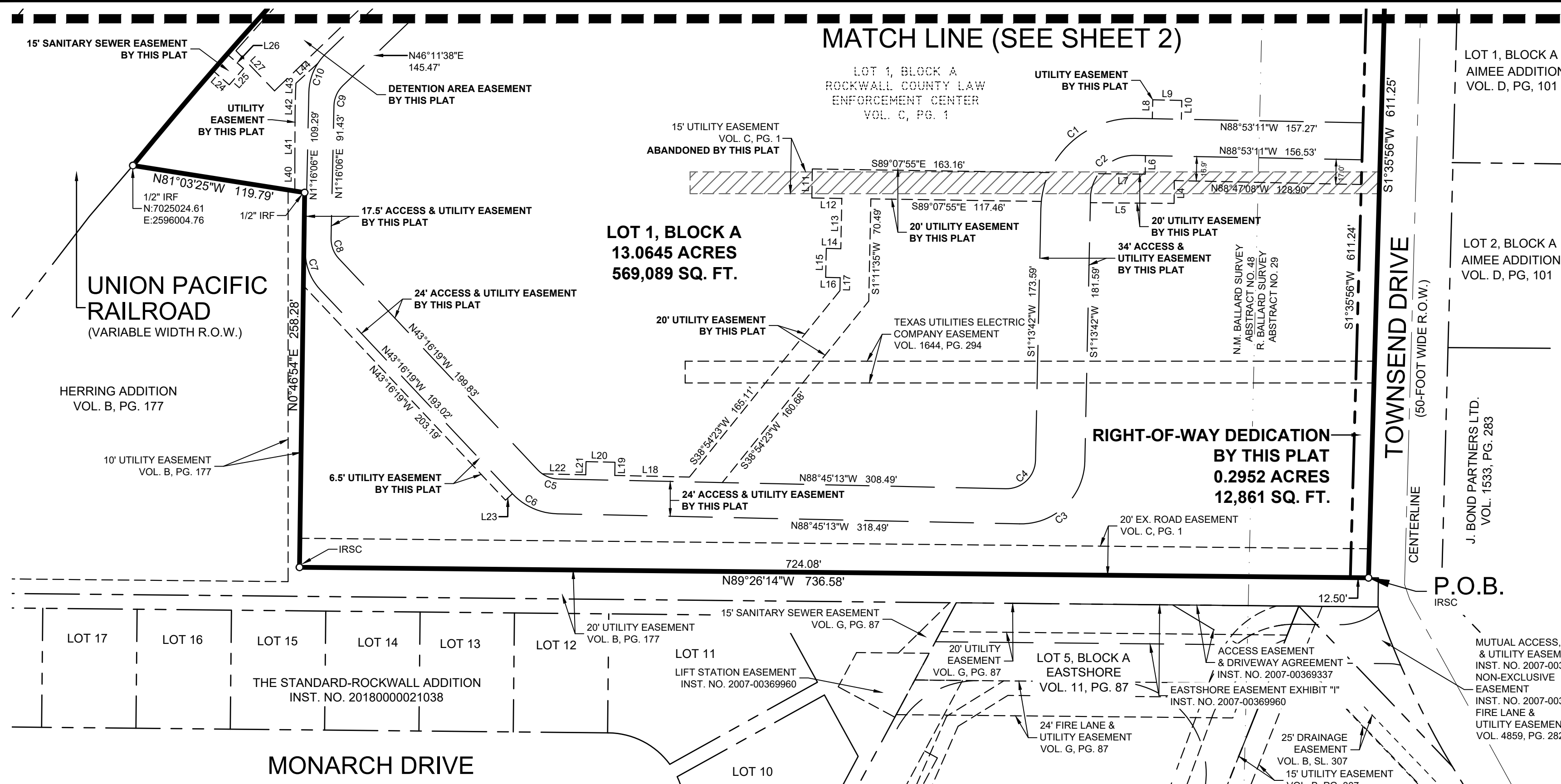
# City of Rockwall

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.



MATCH LINE (SEE SHEET 2)



**LEGEND:**  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

- 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.
  - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
  - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
  - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
  - All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.

LINE TABLE			LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N88°24'04"W	11.32'	L24	S48°49'04"E	15.00'	C1	89°53'07"	63.50'	99.62'	S46°10'16"W	89.71'
L2	S01°35'56"W	20.00'	L25	N41°10'56"E	15.00'	C2	89°53'07"	30.00'	47.06'	S46°10'16"W	42.38'
L3	S88°24'04"E	11.32'	L26	N48°49'04"W	15.02'	C3	90°01'05"	44.00'	69.13'	N46°14'15"E	62.24'
L4	S00°20'59"W	15.73'	L27	S43°48'22"E	38.37'	C4	90°01'05"	20.00'	31.42'	N46°14'15"E	28.29'
L5	N89°31'37"W	57.71'	L28	N01°06'11"E	16.29'	C5	45°28'54"	20.00'	15.88'	S66°00'46"E	15.46'
L6	S00°20'59"W	12.79'	L29	S43°47'06"E	3.58'	C6	45°28'54"	44.00'	34.93'	S66°00'46"E	34.02'
L7	N89°31'37"W	32.26'	L30	S88°59'47"E	37.79'	C7	44°32'25"	38.00'	29.54'	S21°00'06"E	28.80'
L8	N01°16'41"E	12.99'	L31	N01°00'13"E	20.00'	C8	44°32'25"	20.00'	15.55'	S21°00'06"E	15.16'
L9	S88°43'19"E	20.00'	L32	N88°59'47"W	27.56'	C9	44°21'07"	20.00'	15.48'	S24°01'04"W	15.10'
L10	S01°16'41"W	12.99'	L33	N01°06'11"E	38.22'	C10	44°55'31"	38.00'	29.80'	S23°43'52"W	29.04'
L11	N00°53'49"E	20.00'	L34	N01°06'11"E	38.22'	C11	132°50'53"	20.50'	47.53'	N65°19'15"W	37.58'
L12	S89°07'55"E	20.68'	L35	N34°59'06"W	10.16'	C12	45°06'43"	44.00'	34.64'	N23°39'33"E	33.76'
L13	S01°11'35"W	34.77'	L36	N55°00'54"E	20.00'	C13	45°06'43"	20.00'	15.75'	N23°39'33"E	15.34'
L14	N88°48'25"W	10.00'	L37	S34°59'06"E	10.16'	C14	49°43'42"	44.00'	38.19'	S25°58'02"W	37.00'
L15	S01°11'35"W	20.00'	L38	N65°14'13"W	28.03'	C15	49°43'42"	20.00'	17.36'	S25°58'02"W	16.82'
L16	S88°48'25"E	10.00'	L39	S88°59'47"E	44.29'	C16	4°11'01"	1000.00'	73.02'	S52°55'24"W	73.00'
L17	S01°11'35"W	8.89'	L40	N00°02'47"E	20.87'	C17	4°11'01"	1024.00'	74.77'	S52°55'24"W	74.75'
L18	N88°45'13"W	51.47'	L41	N00°15'00"E	32.65'	C18	36°08'05"	44.00'	27.75'	S73°04'57"W	27.29'
L19	S01°14'47"W	9.10'	L42	N01°15'28"E	15.27'	C19	36°08'05"	20.00'	12.61'	S73°04'57"W	12.41'
L20	S88°45'13"E	20.00'	L43	N02°39'59"E	5.49'	C20	21°48'41"	25.00'	9.52'	N80°14'39"E	9.46'
L21	N01°14'47"E	9.10'	L44	N47°48'00"E	20.30'	C21	17°17'03"	25.00'	7.54'	N80°12'29"W	7.51'
L22	N88°45'13"W	29.88'				C22	49°17'16"	30.00'	25.81'	S66°21'35"W	25.02'
L23	S46°43'41"W	6.50'				C23	49°17'16"	16.00'	13.76'	N66°21'35"E	13.34'
						C24	143°58'32"	16.00'	40.21'	S17°00'31"E	30.43'

REPLAT  
 ROCKWALL CORRECTIONAL ADDITION  
 LOT 1, BLOCK A  
 13.3597 ACRES  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. 2020-\_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820

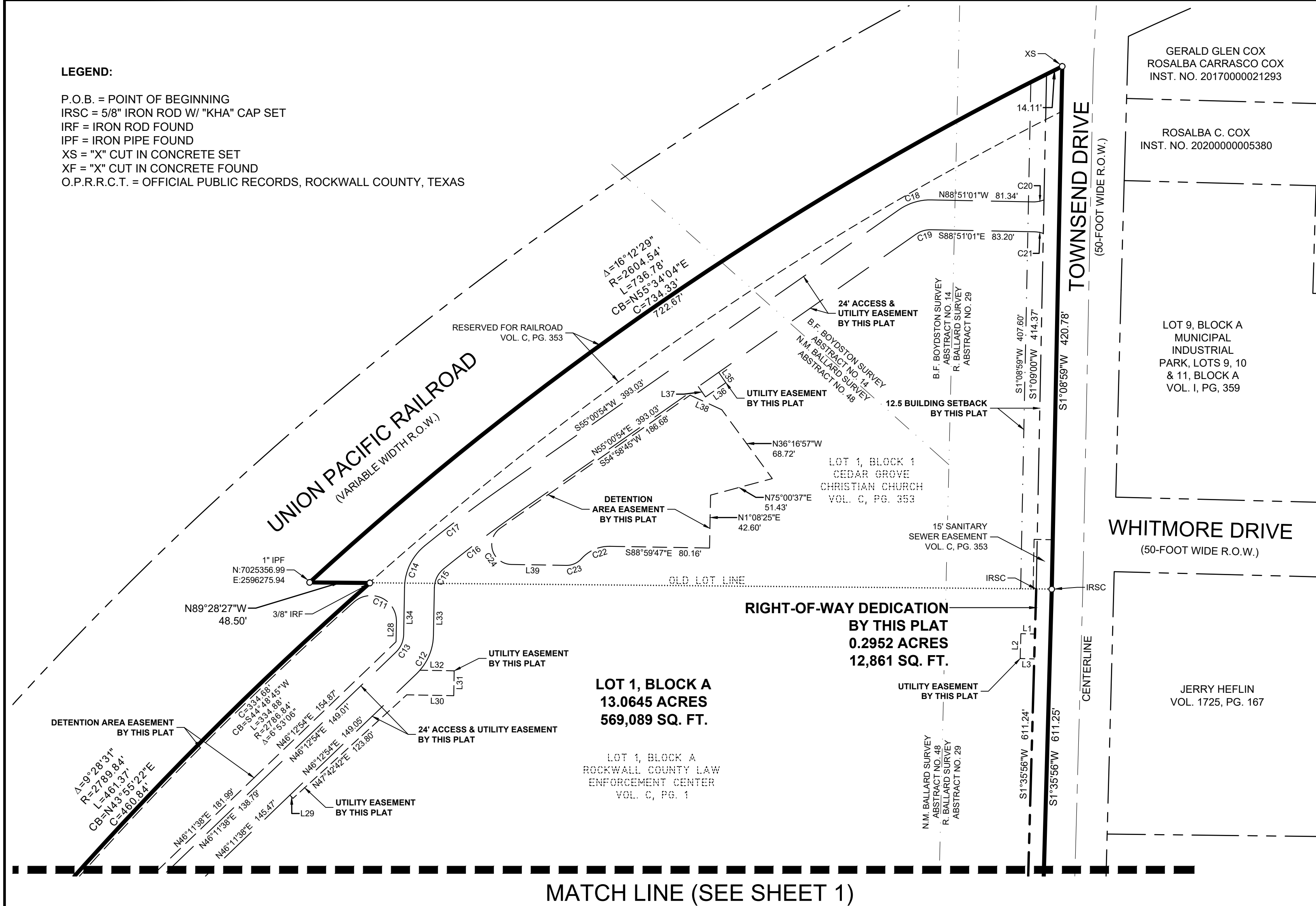
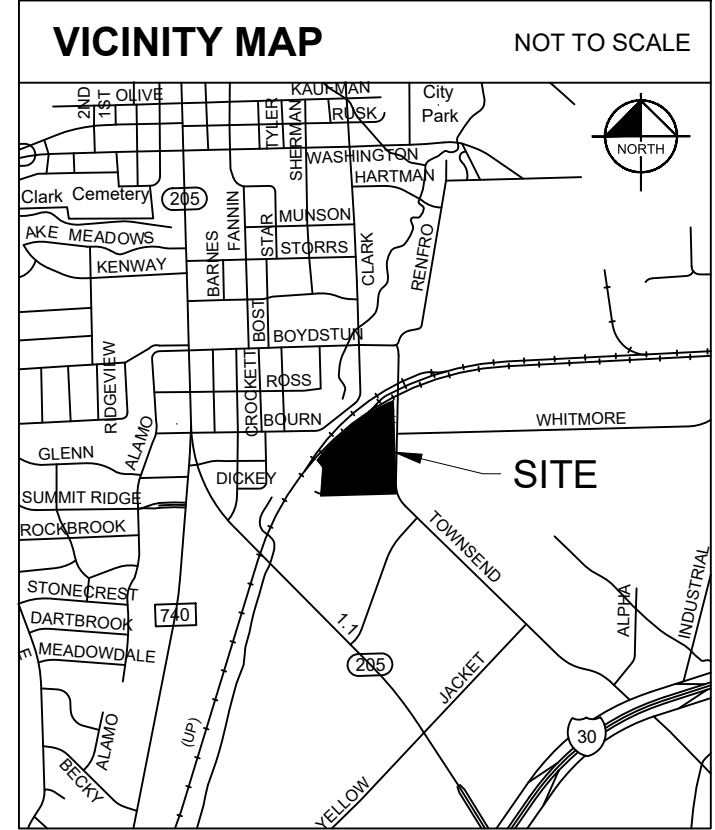
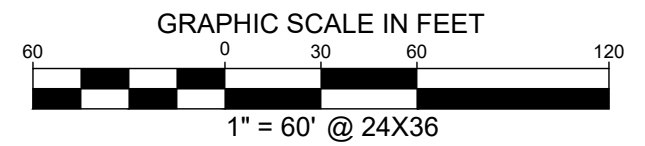
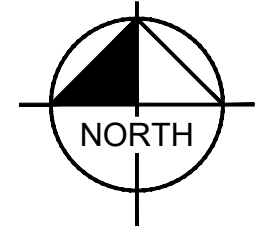
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	1 OF 3

**OWNER/APPLICANT:**  
 ROCKWALL COUNTY  
 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
 PHONE: 772-204-6000  
 CONTACT: DENNIS BAILEY

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 CONTACT: CHRIS FERGUSSON, P.E.

**LEGEND:**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 XS = "X" CUT IN CONCRETE SET  
 XF = "X" CUT IN CONCRETE FOUND  
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



MATCH LINE (SEE SHEET 1)

**NOTES:**

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
3. The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
5. Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
6. All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.
7. See sheet 1 for line and curve table.

**REPLAT**  
**ROCKWALL CORRECTIONAL ADDITION**  
**LOT 1, BLOCK A**  
 13.3597 ACRES  
 N.M. BALLARD SURVEY, ABSTRACT NO. 48  
 R. BALLARD SURVEY, ABSTRACT NO. 29  
 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. 2020-\_\_\_\_\_

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	2 OF 3

**OWNER/APPLICANT:**  
 ROCKWALL COUNTY  
 101 E RUSK, SUITE 202  
 ROCKWALL, TEXAS 75087  
 PHONE: 772-204-6000  
 CONTACT: DENNIS BAILEY

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, TWO GALLERIA  
 OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972-770-1300  
 CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\DALFP01\DATA\PROJECT\DAL\_SURVEY\064510401 ROCKWALL CORRECTIONAL IMPROVEMENT\DWG064510401 ROCKWALL CORRECTIONAL\_ADDITION\_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Rockwall Correctional 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **Rockwall Correctional Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

By: ROCKWALL COUNTY

\_\_\_\_\_  
Dennis Bailey, County Commissioner

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dennis Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

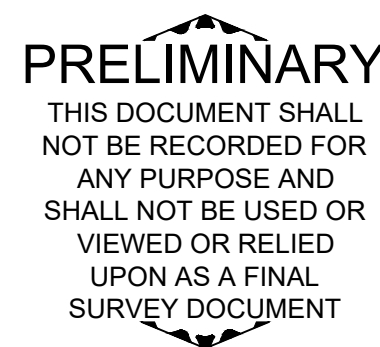
\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**STATE OF TEXAS  
COUNTY OF ROCKWALL**

**WHEREAS, ROCKWALL COUNTY**, is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, the R. Ballard Survey, Abstract No. 29 and the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1, Cedar Grove Christian Church, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 353, Plat Records of Rockwall County, Texas and being all of Lot 1, Block A, Rockwall County Law Enforcement Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 1, Plat Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod w/ "KHA" cap set in the west right-of-way line of Townsend Drive (a 50-foot wide right-of-way) at the southeast corner of said Lot 1, Block A and at the easternmost northeast corner of Herring Addition, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume B, Page 177, Plat Records of Rockwall County, Texas;

**THENCE** departing said west right-of-way line and with the north line of said Herring Addition, North 89°26'14" West, a distance of 736.58 feet to a 5/8" iron rod w/ "KHA" cap set for corner at an interior corner of said Herring Addition;

**THENCE** with the east line of said Herring Addition, North 0°46'54" East, a distance of 258.28 feet to a 1/2" iron rod found at the northeast corner of said Herring Addition;

**THENCE** with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 1/2" iron rod found in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet;

**THENCE** with said southeast right-of-way line, the following courses and distances:  
In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 3/8" iron rod found in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;  
North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

**THENCE** with said west right-of-way line, the following courses and distances:  
South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;  
South 1°35'56" West, a distance of 611.25 feet to the **POINT OF BEGINNING** and containing 13.3597 acres or 581,950 square feet of land.

**RECOMMENDED FOR FINAL APPROVAL**

\_\_\_\_\_ Date  
Planning and Zoning Commission

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of th City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor, City of Rockwall                      City Secretary                      City Engineer

**REPLAT  
ROCKWALL CORRECTIONAL ADDITION  
LOT 1, BLOCK A  
13.3597 ACRES  
N.M. BALLARD SURVEY, ABSTRACT NO. 48  
R. BALLARD SURVEY, ABSTRACT NO. 29  
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. 2020-\_\_\_\_\_**



13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD/MTC	JAD	JUNE 2020	064510401	3 OF 3

**OWNER/APPLICANT:**  
ROCKWALL COUNTY  
101 E RUSK, SUITE 202  
ROCKWALL, TEXAS 75087  
PHONE: 772-204-6000  
CONTACT: DENNIS BAILEY

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, TWO GALLERIA  
OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: 972-770-1300  
CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\D:\AL\FP01\DATA\PROJECT\DAL\_SURVEY\064510401\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401\_ROCKWALL CORRECTIONAL\_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM

## Lee, Henry

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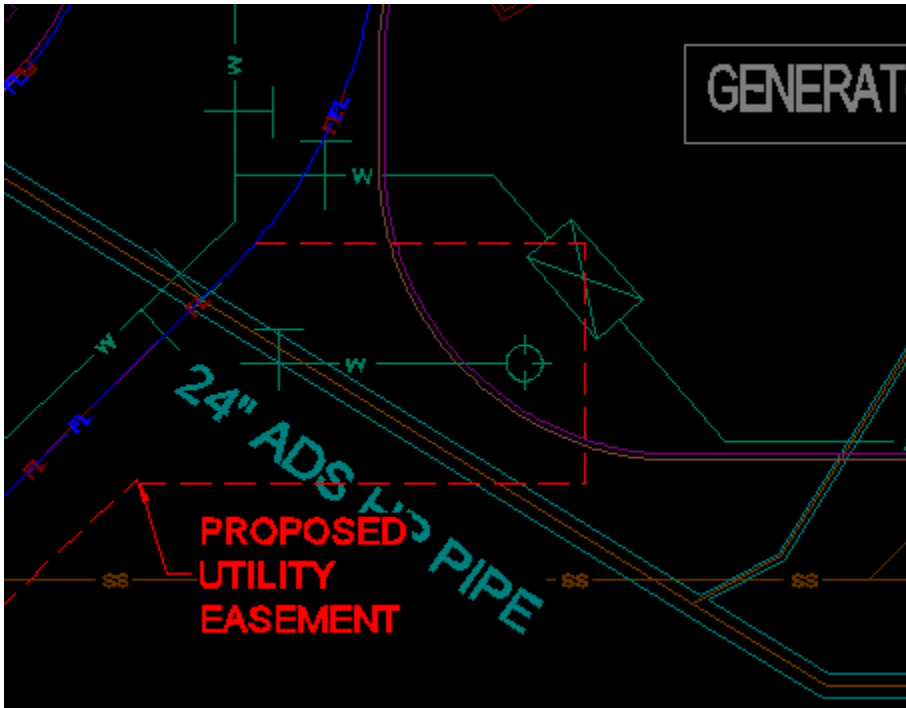
**From:** Henry Lee  
**Sent:** Wednesday, July 15, 2020 7:46 AM  
**To:** Miller, Ryan  
**Subject:** FW: Rockwall Staff Comments P2020-023

---

**From:** Fergusson, Chris  
**Sent:** Tuesday, July 14, 2020 6:13 PM  
**To:** Henry Lee  
**Cc:** [REDACTED]  
**Subject:** RE: Rockwall Staff Comments P2020-023

Henry,

I was adding the corner clips as you stated below and I noticed another area I wanted to ask you about. Below you can find a screen shot of the loading dock area where we have the dumpster/fire hydrant/grease trap. We also have a domestic water meter and backflow preventor. It appears the easement line doesn't cover the vault. I imagine this vault needs to be in an easement, just want to confirm and get your opinion of what size. (the rectangle with the "x" on it north of the fire hydrant is the meter vault)



Thank you sir, hope you are doing well. Take care.

**Chris Fergusson, P.E. (TX)**

**Kimley-Horn** | 13455 Noel Road  
Two Galleria Office Tower Suite 700  
Dallas, TX 75240

Direct: 972 770 1338 | Main: 972 770 1300 | [www.kimley-horn.com](http://www.kimley-horn.com)

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Celebrating 12 years as one of FORTUNE's 100 Best Companies to Work For

---

**From:** Henry Lee <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Monday, July 13, 2020 11:25 AM  
**To:** Fergusson, Chris <[chris.fergusson@kimley-horn.com](mailto:chris.fergusson@kimley-horn.com)>  
**Subject:** RE: Rockwall Staff Comments P2020-023

Good Morning,

After reviewing your corrections there is only one comment that was not addressed. If you refer to my comments I sent previously it is comment M.13, which reads:

M.13 Indicate all existing and proposed corner clips and any subsequent dedication.  
(Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

Other than this the plat is in accordance with the Planning Departments comments.  
If you have any questions feel free to contact me.

Thank you,

Henry Lee

---

**From:** Fergusson, Chris <[chris.fergusson@kimley-horn.com](mailto:chris.fergusson@kimley-horn.com)>  
**Sent:** Monday, July 13, 2020 9:53 AM  
**To:** Henry Lee <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Cc:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Subject:** RE: Rockwall Staff Comments P2020-023

Henry,

Thank you for your feedback last week. Attached you can find the revised replat per the comments. Please let me know if you need anything. Thank you sir!

**Chris Fergusson, P.E. (TX)**

**Kimley-Horn** | 13455 Noel Road  
Two Galleria Office Tower Suite 700  
Dallas, TX 75240

Direct: 972 770 1338 | Main: 972 770 1300 | [www.kimley-horn.com](http://www.kimley-horn.com)

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---

**From:** Henry Lee <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, June 26, 2020 3:58 PM  
**To:** Fergusson, Chris <[chris.fergusson@kimley-horn.com](mailto:chris.fergusson@kimley-horn.com)>  
**Subject:** Rockwall Staff Comments P2020-023

Good Afternoon,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person next week on Tuesday, June 30, 2020 in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

Henry Lee

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## Lee, Henry

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**From:** Fergusson, Chris <chris.fergusson@kimley-horn.com>  
**Sent:** Friday, June 26, 2020 4:08 PM  
**To:** Henry Lee  
**Subject:** RE: Rockwall Staff Comments P2020-023

Thank you!

**Chris Fergusson, P.E. (TX)**

**Kimley-Horn** | 13455 Noel Road

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## Lee, Henry

---

**From:** Henry Lee  
**Sent:** Monday, July 13, 2020 11:25 AM  
**To:** 'Fergusson, Chris'  
**Subject:** RE: Rockwall Staff Comments P2020-023

Good Morning,

After reviewing your corrections there is only one comment that was not addressed. If you refer to my comments I sent previously it is comment M.13, which reads:

M.13 Indicate all existing and proposed corner clips and any subsequent dedication.

*(Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)*

Other than this the plat is in accordance with the Planning Departments comments.

If you have any questions feel free to contact me.

Thank you,

Henry Lee

---

**From:** Fergusson, Chris  
**Sent:** Monday, July 13, 2020 9:53 AM  
**To:** Henry Lee  
**Cc:** Miller, Ryan  
**Subject:** RE: Rockwall Staff Comments P2020-023

Henry,

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Henry Lee

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**Lee, Henry**

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**From:** Henry Lee  
**Sent:** Friday, June 26, 2020 3:58 PM  
**To:** 'chris.fergusson@kimley-horn.com'  
**Subject:** Rockwall Staff Comments P2020-023  
**Attachments:** Packet [P&Z] (06.30.2020).pdf

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Henry Lee

## Lee, Henry

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**Sent:** Monday, July 13, 2020 9:53 AM  
**To:** Henry Lee  
**Cc:** Miller, Ryan  
**Subject:** RE: Rockwall Staff Comments P2020-023  
**Attachments:** Rockwall Correctional\_FP\_20200707.pdf

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DATE: 08/07/2020

TO: Chris Fergusson  
13455 Noel Road Two Galleria Office Tower, Suite 700  
Dallas, Texas, 75240

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2020-023; 950 T L Townsend Drive (Replat)

Chris Fergusson:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 07/06/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request 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.

All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

City Council

Councilmember Hohenshelt moved to approve the Consent Agenda. Councilmember Campbell seconded the motion. The motion was approved 6-0, with once absence (Pruitt).

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written over a white background.

Henry Lee  
Planner