



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2850 FM 1141, Rockwall, Texas 75098

SUBDIVISION Rockwall ISD Addition

LOT 1 BLOCK A

GENERAL LOCATION Northwest corner of Quail Run Road and FM 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD for NS Uses

CURRENT USE Public School

PROPOSED ZONING

PROPOSED USE

ACREAGE 69.539 acres

LOTS [CURRENT]

1 & 2

LOTS [PROPOSED]

1

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

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering Corporation

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive, Ste 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972.717.5151

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

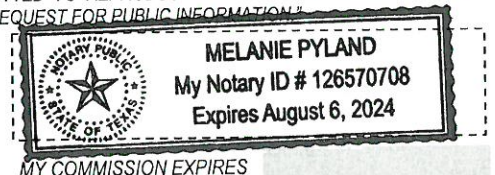
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,690.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE NINTH DAY OF DECEMBER, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

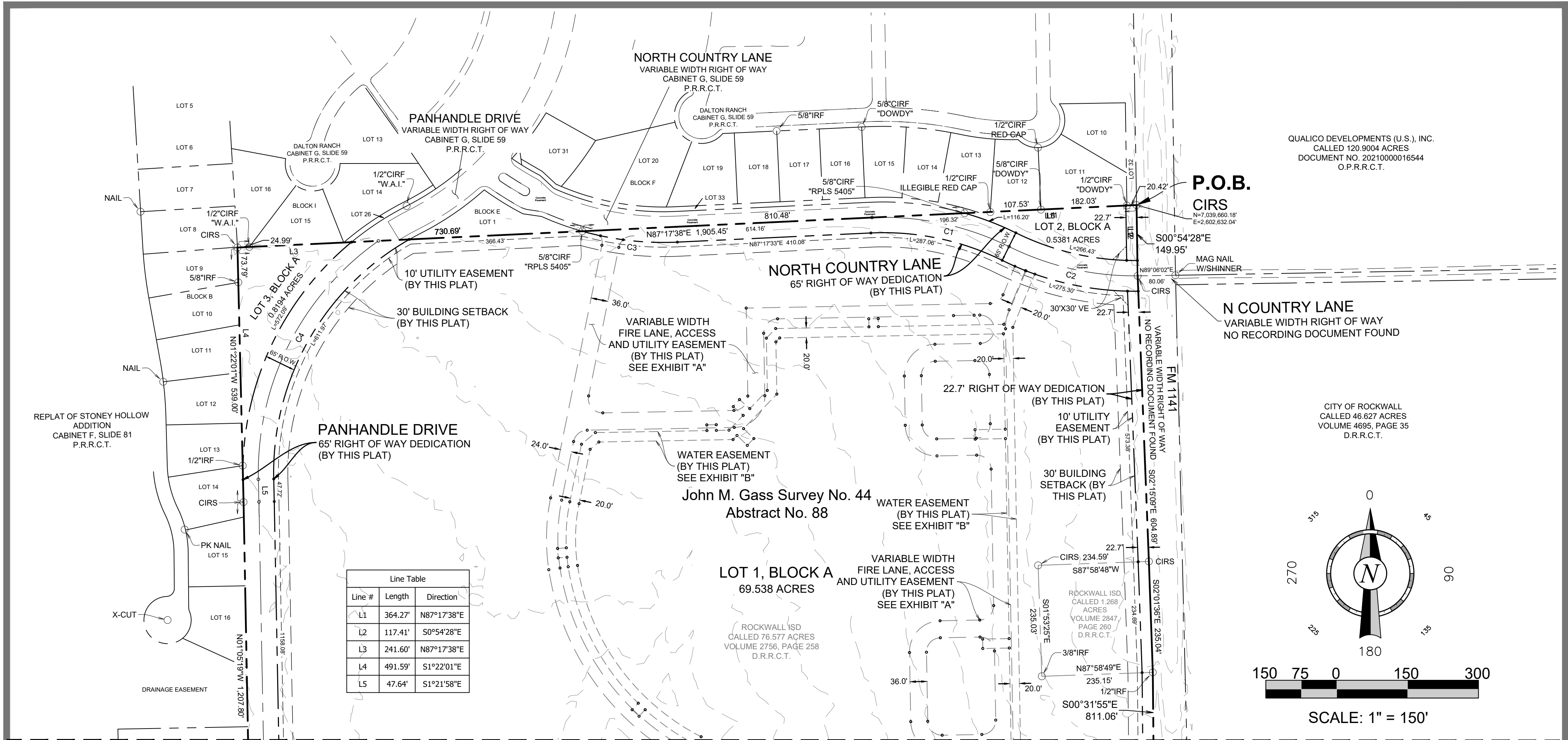
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF December, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

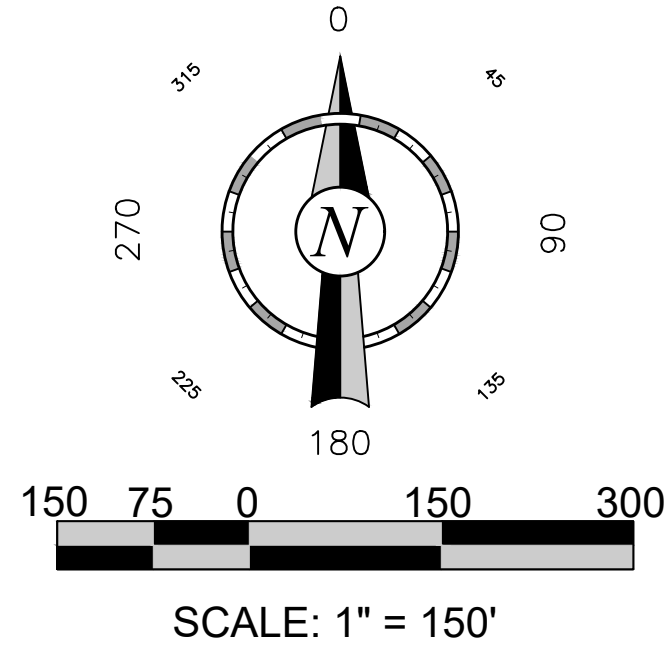
William Salee
Melanie Pyland





QUALICO DEVELOPMENTS (U.S.), INC.
CALLED 120.9004 ACRES
DOCUMENT NO. 20210000016544
O.P.R.R.C.T.

CITY OF ROCKWALL
CALLED 46.627 ACRES
VOLUME 4695, PAGE 35
D.R.R.C.T.

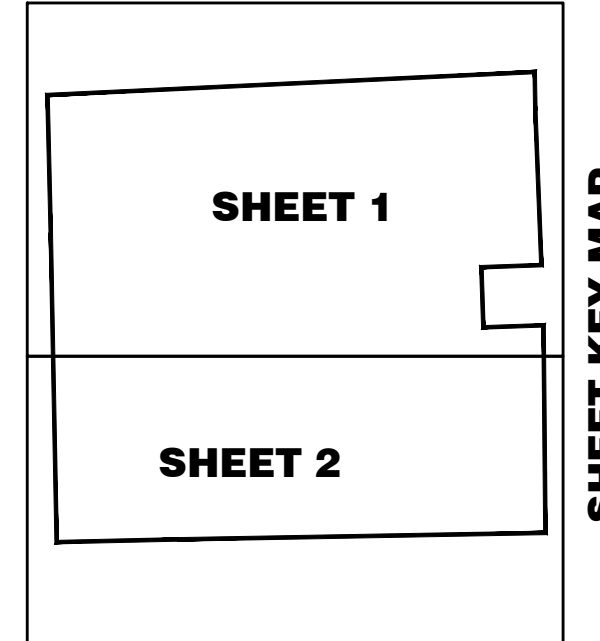
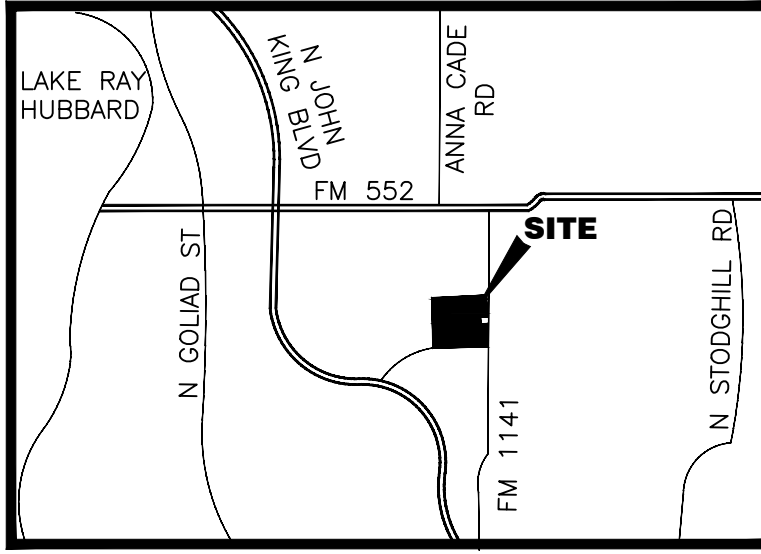


Match Line - See Sheet 2

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104



SHEET KEY MAP

- DEED RECORDS, ROCKWALL COUNTY, TEXAS**
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS**
- PLAT RECORDS ROCKWALL COUNTY, TEXAS**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - P.O.B. POINT OF BEGINNING
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - N.G.E. NATURAL GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

- LEGEND**
- PROPOSED ROW LINE ————
 - EXISTING LOT LINE ————
 - PROPOSED CENTERLINE ————
 - BUILDING SETBACK LINE ————
 - PROPOSED EASEMENT LINE AS NOTED ————
 - PROPOSED FIRE LANE EASEMENT ————
 - PREVIOUS TRACT LINE ————
 - BOUNDARY LINE ————

FINAL PLAT

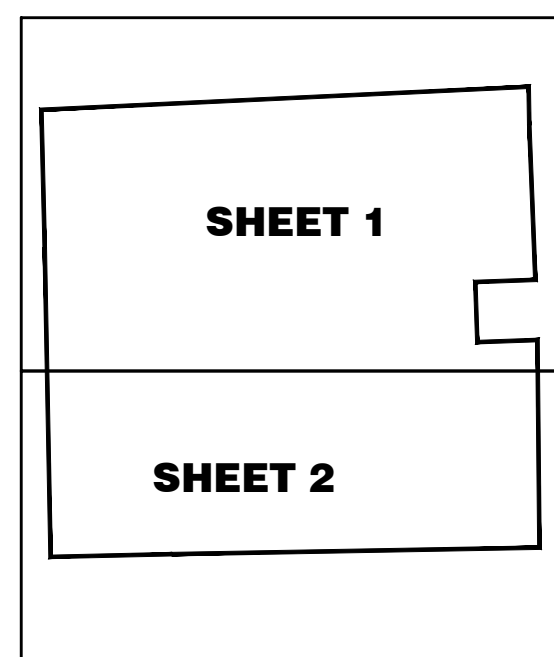
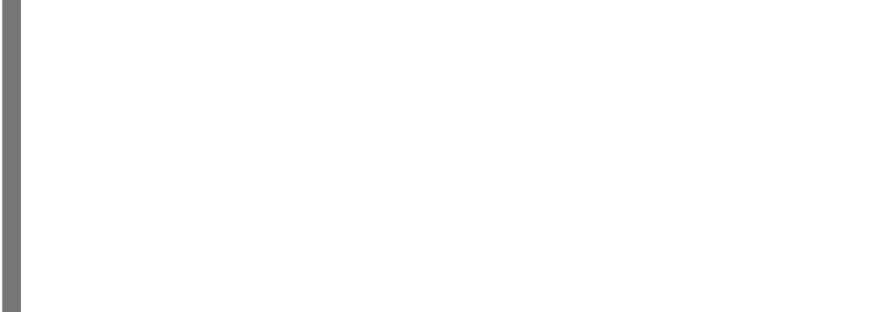
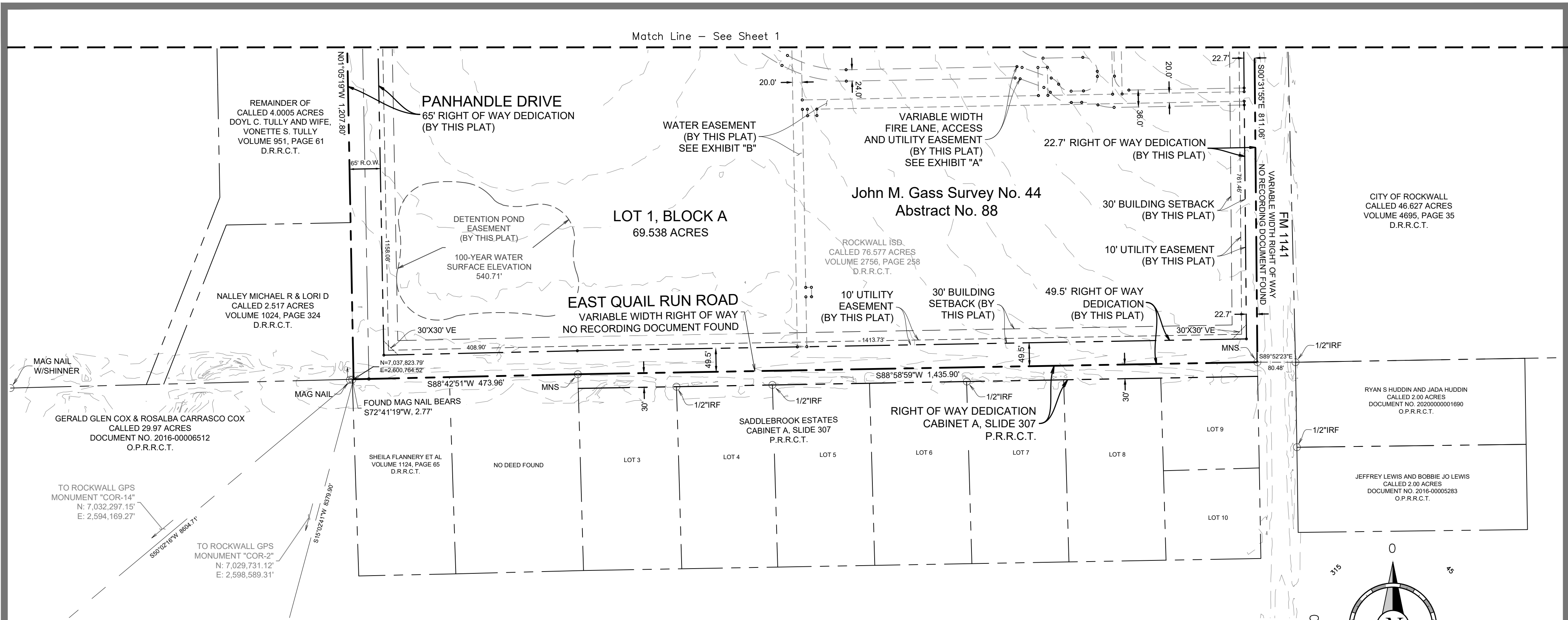
ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-028

Bowman

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1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104
Phone: (214) 484-8586 www.bowman.com

Bowman Job No.: 10305 Drawn By: RAH Sheet: 1 of 6

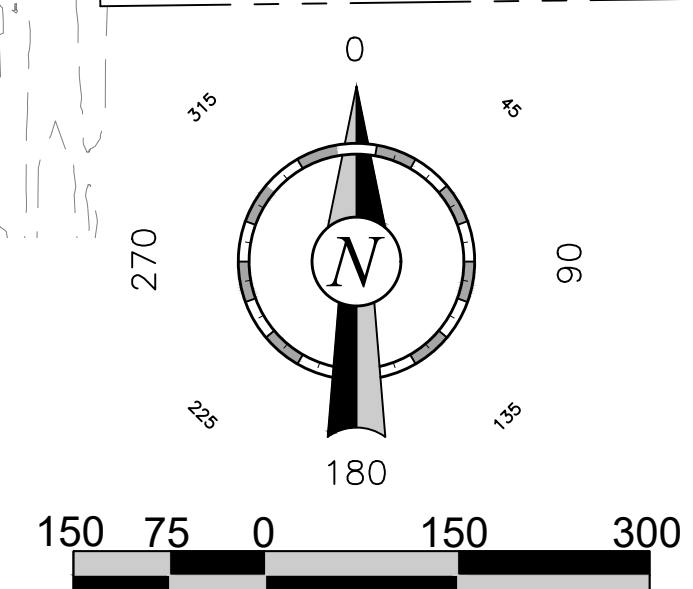


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Fort Worth, TX 76104

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	S78°01'54"E	296.49'	299.59'	600.08'	28°36'17"
C2	S77°11'02"E	279.26'	281.85'	600.09'	26°54'37"
C3	S83°29'06"E	202.79'	203.67'	632.59'	18°26'48"
C4	S26°43'30"W	565.15'	588.45'	600.09'	56°11'02"



- DEED RECORDS, ROCKWALL COUNTY, TEXAS**
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS**
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 - PROPOSED FIRE LANE EASEMENT ————
 - PREVIOUS TRACT LINE ————
 - BOUNDARY LINE ————

FINAL PLAT

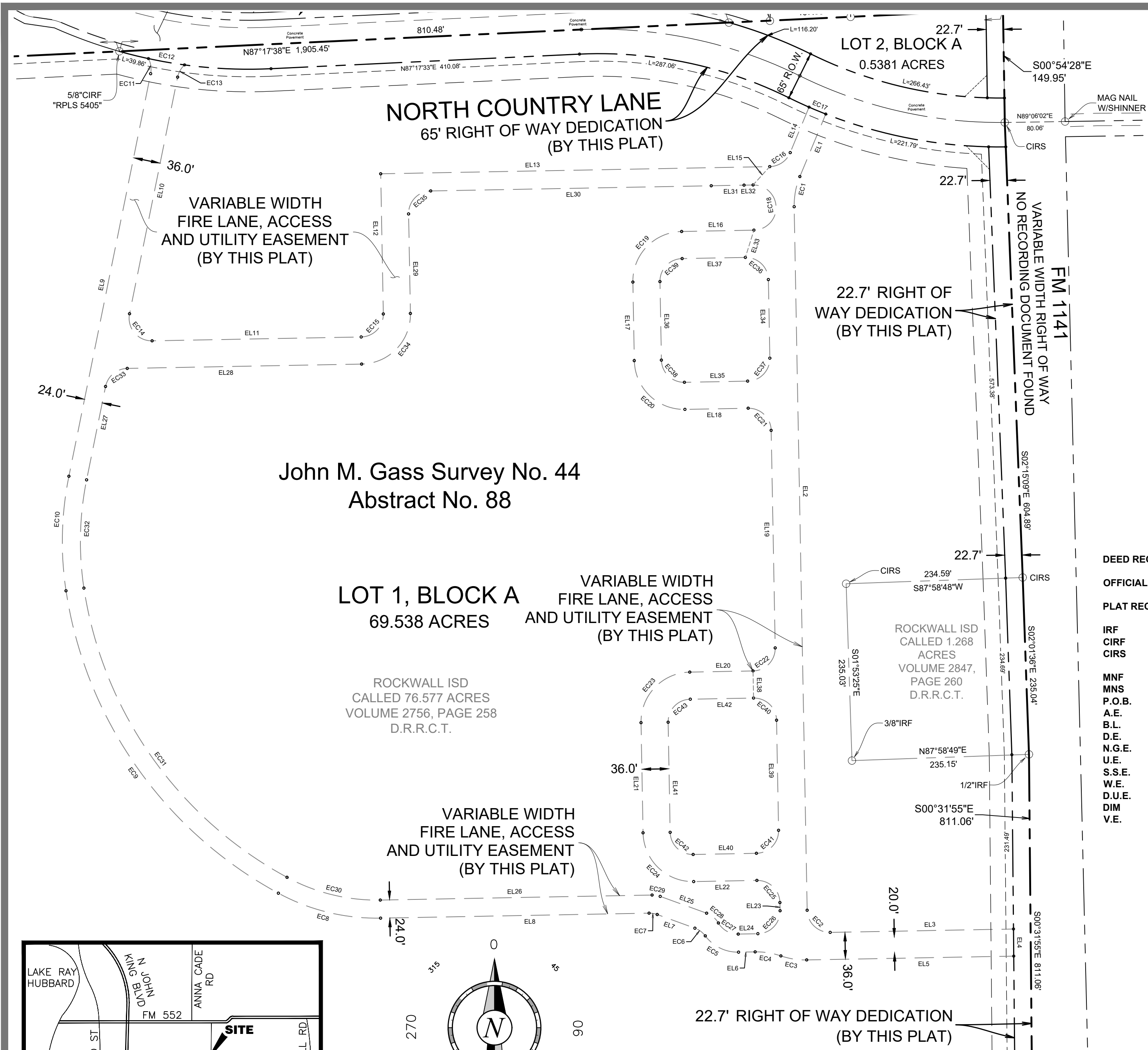
ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-028

Bowman

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www.bowman.com
TBPELS #10120600

Bowman Job No.: 10305 Drawn By: RAH Sheet: 2 of 6



John M. Gass Survey No. 44
Abstract No. 88

LOT 1, BLOCK A
69.538 ACRES

ROCKWALL ISD
CALLED 76.577 ACRES
VOLUME 2756, PAGE 258
D.R.R.C.T.

LOT 2, BLOCK A
0.5381 ACRES

ROCKWALL ISD
CALLED 1.268
ACRES
VOLUME 2847,
PAGE 260
D.R.R.C.T.

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LEGEND

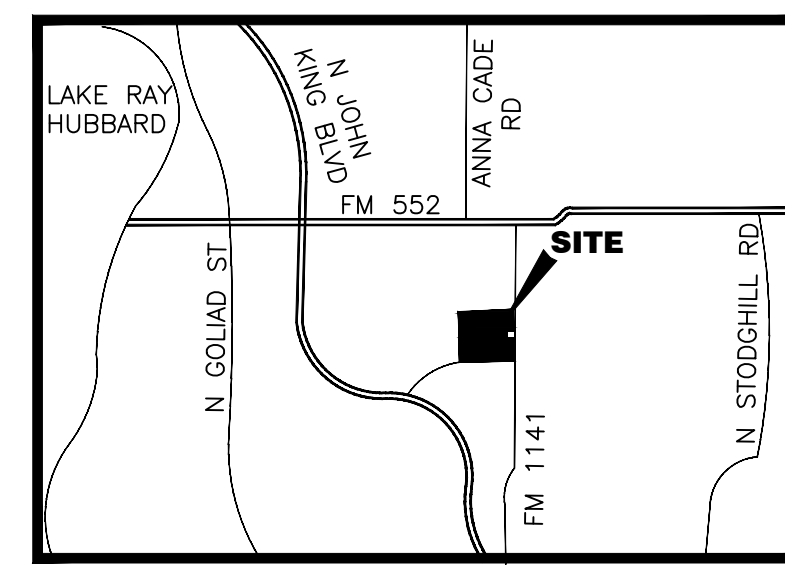
DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

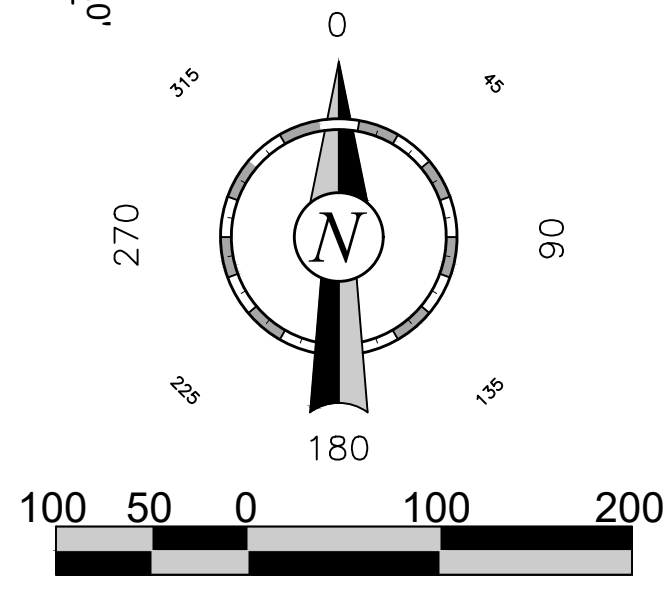
PLAT RECORDS ROCKWALL COUNTY, TEXAS

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LOCATION MAP
NOT TO SCALE



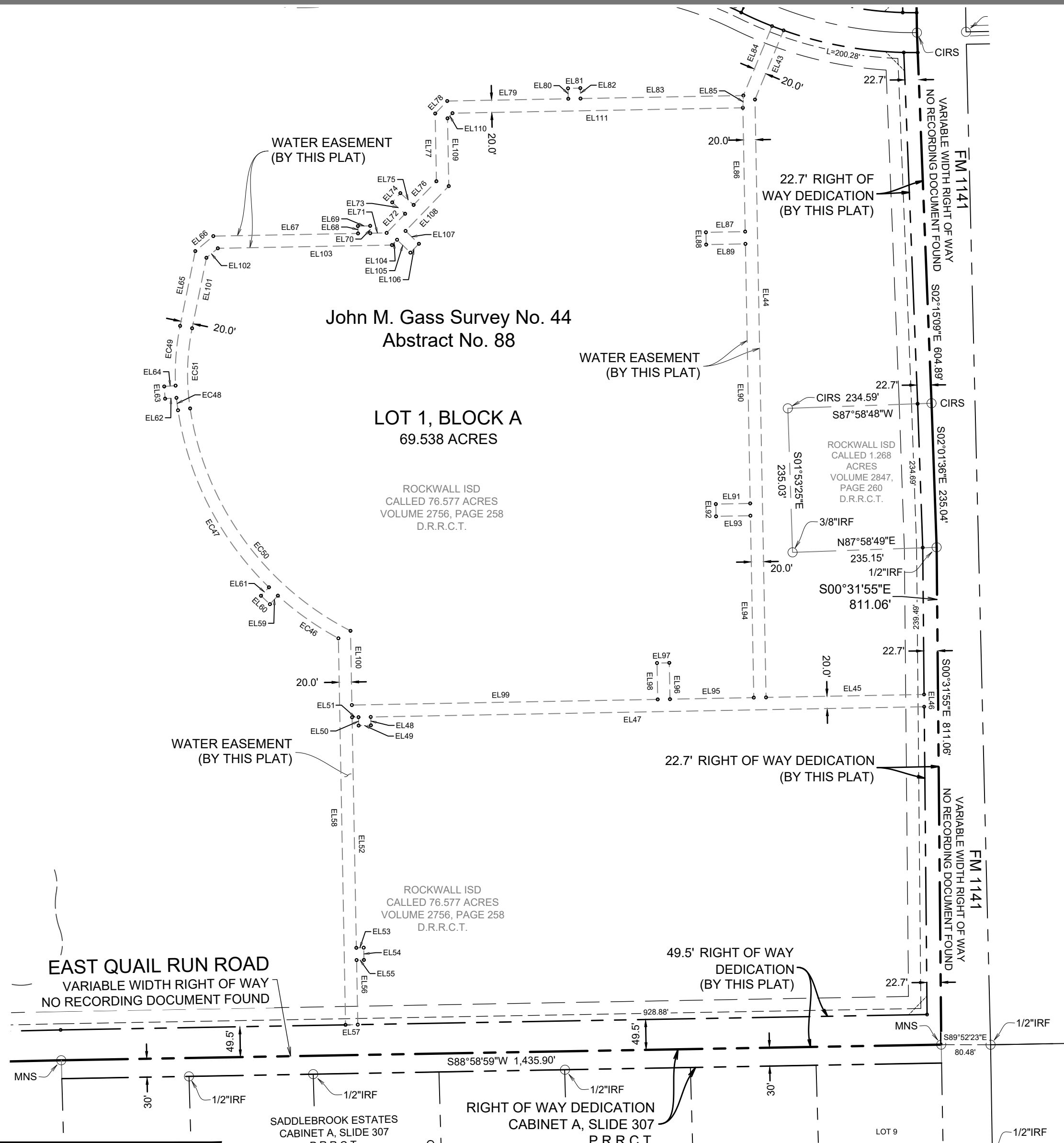
SCALE: 1" = 100'

EXHIBIT "A"

FINAL PLAT
ROCKWALL I.S.D. ADDITION
LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
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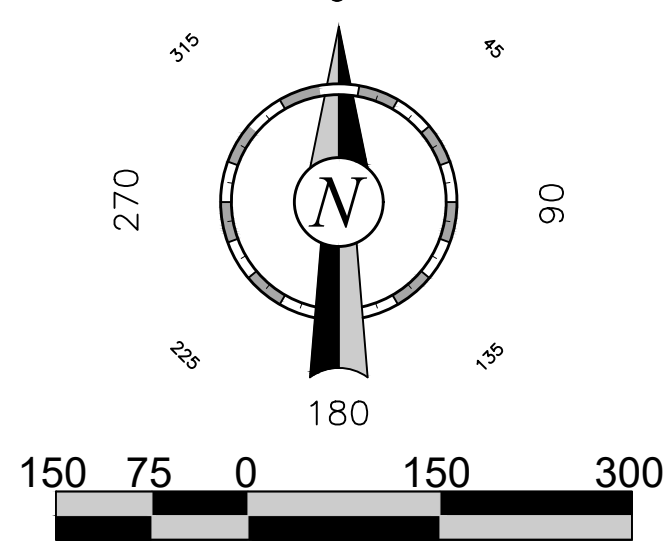
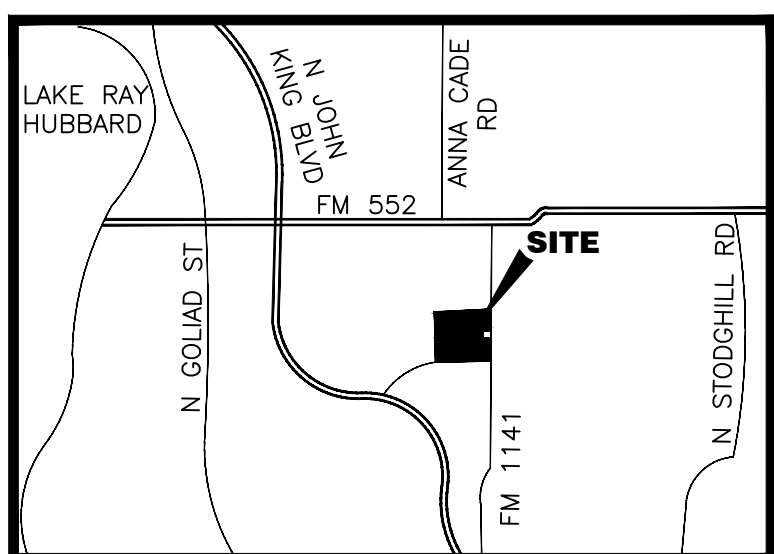
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LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS		PROPOSED ROW LINE	---
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS		EXISTING LOT LINE	---
PLAT RECORDS ROCKWALL COUNTY, TEXAS		PROPOSED CENTERLINE	---
IRF	IRON ROD FOUND	BUILDING SETBACK LINE	---
CIRF	CAPPED IRON ROD FOUND AS NOTED	PROPOSED EASEMENT LINE AS NOTED	---
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	PROPOSED FIRE LANE EASEMENT	---
MNF	MAG NAIL FOUND	PREVIOUS TRACT LINE	---
MNS	MAG NAIL SET	BOUNDARY LINE	---
P.O.B.	POINT OF BEGINNING		
A.E.	ACCESS EASEMENT		
B.L.	BUILDING LINE		
D.E.	DRAINAGE EASEMENT		
N.G.E.	NATURAL GAS EASEMENT		
U.E.	UTILITY EASEMENT		
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W.E.	WATER LINE EASEMENT		
D.U.E.	DRAINAGE AND UTILITY EASEMENT		
DIM	DIMENSION		
V.E.	VISIBILITY EASEMENT		



FINAL PLAT

ROCKWALL I.S.D. ADDITION

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EXHIBIT "B"

Line Table		
Line #	Length	Direction
EL1	89.90'	S22°28'33"W
EL2	934.58'	S1°03'39"E
EL3	243.44'	N88°56'21"E
EL4	36.00'	S0°31'55"E
EL5	274.99'	S88°56'21"W
EL6	21.97'	S88°56'21"W
EL7	53.27'	N70°03'39"W
EL8	356.57'	S88°56'21"W
EL9	545.64'	N11°28'40"E
EL10	320.73'	S11°28'40"W
EL11	277.63'	N88°56'21"E
EL12	186.21'	N1°03'39"W
EL13	516.67'	N88°56'21"E
EL14	65.44'	N22°28'33"E
EL15	32.96'	S42°11'56"W
EL16	96.00'	S88°56'21"W
EL17	104.37'	S1°03'39"E
EL18	84.00'	N88°56'21"E
EL19	289.01'	S1°03'39"E
EL20	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL21	146.29'	S1°03'39"E
EL22	84.00'	N88°56'21"E
EL23	10.85'	S1°03'39"E
EL24	26.09'	S88°56'21"W
EL25	65.54'	N70°03'39"W
EL26	361.02'	S88°56'21"W
EL27	126.56'	N11°28'40"E
EL28	311.27'	N88°56'21"E
EL29	132.21'	N1°03'39"W
EL30	372.50'	N88°56'21"E
EL31	43.59'	N88°56'21"E
EL32	12.00'	N88°56'21"E
EL33	37.95'	S17°22'25"W
EL34	104.37'	S1°03'39"E
EL35	84.00'	S88°56'21"W
EL36	104.37'	N1°03'39"W
EL37	84.00'	N88°56'21"E
EL38	36.00'	S1°03'39"E
EL39	146.29'	S1°03'39"E
EL40	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL41	146.29'	N1°03'39"W
EL42	84.00'	N88°56'21"E
EL43	122.04'	S22°28'33"W
EL44	975.16'	S1°03'39"E
EL45	257.87'	N88°56'21"E
EL46	20.00'	S0°31'55"E
EL47	903.09'	S88°56'21"W
EL48	13.59'	S1°03'39"E
EL49	20.00'	S88°56'21"W
EL50	13.59'	N1°03'39"W
EL51	10.42'	S88°56'21"W
EL52	375.96'	S1°03'39"E
EL53	12.00'	N88°56'21"E
EL54	20.00'	S1°03'39"E
EL55	12.00'	S88°56'21"W
EL56	105.28'	S1°03'39"E
EL57	20.00'	S88°58'59"W
EL58	630.46'	N1°03'39"W
EL59	19.01'	S43°06'14"W
EL60	20.00'	N46°53'46"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	S10°42'26"W	40.79'	41.08'	100.00'	23°32'15"
EC2	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC3	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC4	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC5	N63°56'27"W	49.23'	51.12'	54.00'	54°14'24"
EC6	N53°26'27"W	17.16'	17.40'	30.00'	33°14'24"
EC7	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC8	N76°17'12"W	139.75'	141.31'	274.00'	29°32'54"
EC9	N35°04'05"W	490.75'	508.62'	551.00'	52°53'20"
EC10	N1°25'38"E	152.18'	152.97'	436.00'	20°06'05"
EC11	N8°16'15"W	20.27'	20.68'	30.00'	39°29'50"
EC12	S80°04'36"E	48.68'	48.69'	632.59'	4°24'36"
EC13	S29°36'27"W	18.67'	18.99'	30.00'	36°15'34"
EC14	S39°47'29"E	46.81'	53.69'	30.00'	102°32'19"
EC15	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N55°42'27"E	32.88'	34.80'	30.00'	66°27'48"
EC17	S67°29'18"E	24.00'	24.00'	632.59'	2°10'26"
EC18	S1°03'37"E	60.00'	94.25'	30.00'	180°00'04"
EC19	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC20	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC22	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC23	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC24	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"
EC25	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC26	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N60°46'47"W	30.25'	31.71'	30.00'	60°33'43"
EC28	N50°16'47"W	20.31'	20.71'	30.00'	39°33'43"
EC29	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC30	N76°17'12"W	127.50'	128.93'	250.00'	29°32'54"
EC31	N35°04'05"W	469.38'	486.47'	527.00'	52°53'20"
EC32	N1°25'38"E	143.80'	144.54'	412.00'	20°06'05"
EC33	N50°12'31"E	37.54'	40.56'	30.00'	77°27'41"
EC34	N43°56'21"E	93.34'	103.67'	66.00'	90°00'00"
EC35	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC36	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC37	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC38	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC39	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC40	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"

Line Table		
Line #	Length	Direction
EL61	19.01'	N43°06'14"E
EL62	18.54'	S85°47'38"W
EL63	20.00'	N4°12'22"W
EL64	18.54'	N85°47'38"E
EL65	124.37'	N11°28'40"E
EL66	38.23'	N50°12'31"E
EL67	236.20'	N88°56'21"E
EL68	12.00'	N1°03'39"W
EL69	20.00'	N88°56'21"E
EL70	12.00'	S1°03'39"E
EL71	26.70'	N88°56'21"E
EL72	43.33'	N43°56'21"E
EL73	28.06'	N48°25'58"W
EL74	20.00'	N41°34'02"E
EL75	28.89'	S48°25'58"E
EL76	53.64'	N43°56'21"E
EL77	110.48'	N1°03'39"W
EL78	28.28'	N43°56'21"E
EL79	197.54'	N88°56'21"E
EL80	17.00'	N1°03'39"W

Line Table		
Line #	Length	Direction
EL81	20.00'	N88°56'21"E
EL82	17.00'	S1°03'39"E
EL83	265.72'	N88°56'21"E
EL84	122.54'	N22°28'33"E
EL85	20.03'	S2°17'21"W
EL86	201.94'	S1°03'39"E
EL87	64.00'	S88°56'21"W
EL88	20.00'	S1°03'39"E
EL89	64.00'	N88°56'21"E
EL90	423.35'	S1°03'39"E
EL91	56.10'	S88°56'21"W
EL92	20.00'	S1°03'39"E
EL93	56.10'	N88°56'21"E
EL94	296.73'	S1°03'39"E
EL95	136.77'	S88°56'21"W
EL96	59.29'	N1°03'39"W
EL97	20.00'	S88°56'21"W
EL98	59.29'	S1°03'39"E
EL99	499.06'	S88°56'21"W
EL100	121.08'	N1°03'39"W

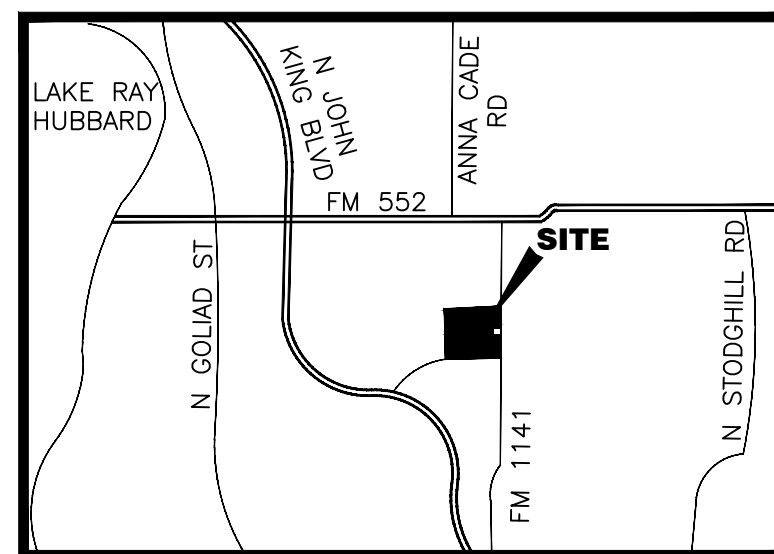
Line Table		
Line #	Length	Direction
EL101	117.34'	N11°28'40"E
EL102	24.17'	N50°12'31"E
EL103	284.16'	N88°56'21"E
EL104	12.00'	N43°56'21"E
EL105	30.21'	S46°03'39"E
EL106	20.00'	N43°56'21"E
EL107	30.21'	N46°03'39"W
EL108	101.56'	N43°56'21"E
EL109	110.48'	N1°03'39"W
EL110	11.72'	N43°56'21"E
EL111	473.81'	N88°56'21"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC42	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC46	N54°49'25"W	120.71'	120.99'	509.50'	13°36'21"
EC47	N27°11'51"W	324.58'	330.34'	509.50'	37°08'53"
EC48	N7°08'28"W	20.41'	20.41'	394.50'	2°57'53"
EC49	N4°21'43"E	97.74'	97.99'	394.50'	14°13'54"
EC50	N35°48'15"W	447.20'	464.43'	489.50'	54°21'41"
EC51	N1°25'38"E	130.71'	131.39'	374.50'	20°06'05"

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104



LOCATION MAP
 NOT TO SCALE

FINAL PLAT

ROCKWALL I.S.D.
ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: P2022-028

Bowman

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 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8586
 Fort Worth, TX 76104 www.bowman.com
 TBPELS #10120600

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 69.538 acre tract of land situated within the John M Gass Survey No. 44, Abstract No. 88, City of Rockwall, Rockwall County, Texas, and being all of a called 76.577 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2756, Page 258 of the Deed Records of Rockwall County, Texas (hereafter referred to as the ISD Tract). Said 69.538 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said ISD Tract, being on the west right of way line of FM 1141, a variable width right of way, as evidenced by the plat designated as "Dalton Ranch" recorded in Cabinet G, Slide 59 of the Plat Records of Rockwall County, Texas;

THENCE SOUTH 00 degrees 54 minutes 28 seconds EAST, 149.95 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE SOUTH 02 degrees 15 minutes 09 seconds EAST, 604.89 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of a called 1.268 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2847, Page 260 of said Deed Records;

THENCE SOUTH 02 degrees 01 minute 36 seconds EAST, 235.04 feet with the with the west right of way line of said FM 1141 to a 1/2-inch iron rod found at the southeast corner of said called 1.268 acre tract of land;

THENCE SOUTH 00 degrees 31 minutes 55 seconds EAST, 811.06 feet with the west right of way line of said FM 1141 to a MAG nail with shiner set at the southeast corner of said ISD Tract, being the northeast corner of a 30-foot right of way dedication for East Quail Run Road as dedicated on the plat designated as "Saddlebrook Estates" recorded in Cabinet A, Slide 307 of said Plat Records;

THENCE SOUTH 88 degrees 58 minutes 59 seconds WEST, 1,435.90 feet with the south line of said ISD Tract, being the north line of said right of way dedication and the approximate centerline of said East Quail Run Road to a MAG nail with shiner set at the northwest corner of said right of way dedication;

THENCE SOUTH 88 degrees 42 minutes 51 seconds WEST, 473.96 feet with the south line of said ISD Tract and the approximate centerline of said East Quail Run Road to the southwest corner of said ISD Tract from which a found MAG nail bears SOUTH 72 degrees 41 minutes 19 seconds WEST, 2.77 feet;

THENCE NORTH 01 degree 05 minutes 19 seconds WEST, 1,207.80 feet with the west line of said ISD Tract and being the east line of a called 2.517 acre tract of land as described in the deed to Michael R and Lori D Nalley recorded in Volume 1024, Page 324 of said Deed Records, the east line of the remainder of a called 4.0005 acre tract of land as described in the deed to Doyl C. Tully and wife, Vonette S. Tully recorded in Volume 951, Page 61 of said Deed Records and being the east line of Block B of the plat designated as "Replat of Stoney Hollow Addition" recorded in Cabinet F, Slide 81 of said Plat Records to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE NORTH 01 degree 22 minutes 01 second WEST, 539.00 feet with the west line of said ISD Tract and being the east line of said Block B to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northwest corner of said ISD Tract and being the southwest corner of said Dalton Ranch;

THENCE NORTH 87 degrees 17 minutes 38 seconds EAST, 1,905.45 feet with the north line of said ISD Tract and being the south line of said Dalton Ranch to the POINT OF BEGINNING containing 69.538 acres.

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 I.S.D. ADDITION** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL I.S.D. ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 in the detention and drainage easements.

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.

Rockwall Independent School District

Rockwall Independent School District - Dr. John Villarreal
 Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, **2022**.

Notary Public in and for the State of Texas My Commission Expires

PLAT NOTES:

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.
- According to Map No. 48397C0035L and 48397C0030L, both dated 09/26/2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, Panel 30 and 35 of 145, this property is within Zone X unshaded, based on scaled imaging.

GENERAL NOTES:

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 94 (PD-94) District for Neighborhood Services (NS) District land uses.

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSLs & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released to the City for review. 2022-12

 ROBERT A. HANSEN
 LSLs & REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 6439
 RHANSEN@BOWMAN.COM
 DATE:

**STATE OF TEXAS
 COUNTY OF
 ROCKWALL**

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

Given upon my hand and seal of office this _____ day of _____, **2022**.

Notary Public in and for the State of Texas My Commission Expires

RECOMMENDED FOR FINAL APPROVAL:		

<i>Planning & Zoning Commission, Chairman Date</i>		
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 _____, 2022 .		
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 _____, 2022 .		
_____	_____	_____
<i>Mayor, City of Rockwall</i>	<i>City Secretary</i>	<i>City Engineer</i>

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

FINAL PLAT		
ROCKWALL I.S.D. ADDITION		
LOTS 1 AND 2, BLOCK A BEING 76.536 ACRES SITUATED WITHIN THE JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
Case No: P2022-028		
Bowman		
© 2021 Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8888 Fort Worth, TX 76104 www.bowman.com TBPELS #10120600		
Bowman Job No.: 10305	Drawn By: RAP	Sheet: 6 of 6



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2850 FM 1141, Rockwall, Texas 75098

SUBDIVISION Rockwall ISD Addition

LOT 1 BLOCK A

GENERAL LOCATION Northwest corner of Quail Run Road and FM 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD for NS Uses

CURRENT USE Public School

PROPOSED ZONING

PROPOSED USE

ACREAGE 69.539 acres

LOTS [CURRENT]

1 & 2

LOTS [PROPOSED]

1

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

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering Corporation

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive, Ste 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972.717.5151

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

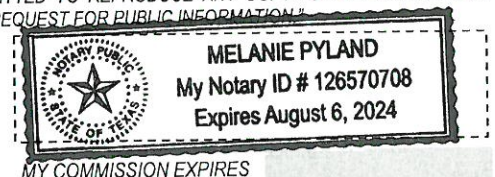
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,690.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE NINTH DAY OF DECEMBER, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

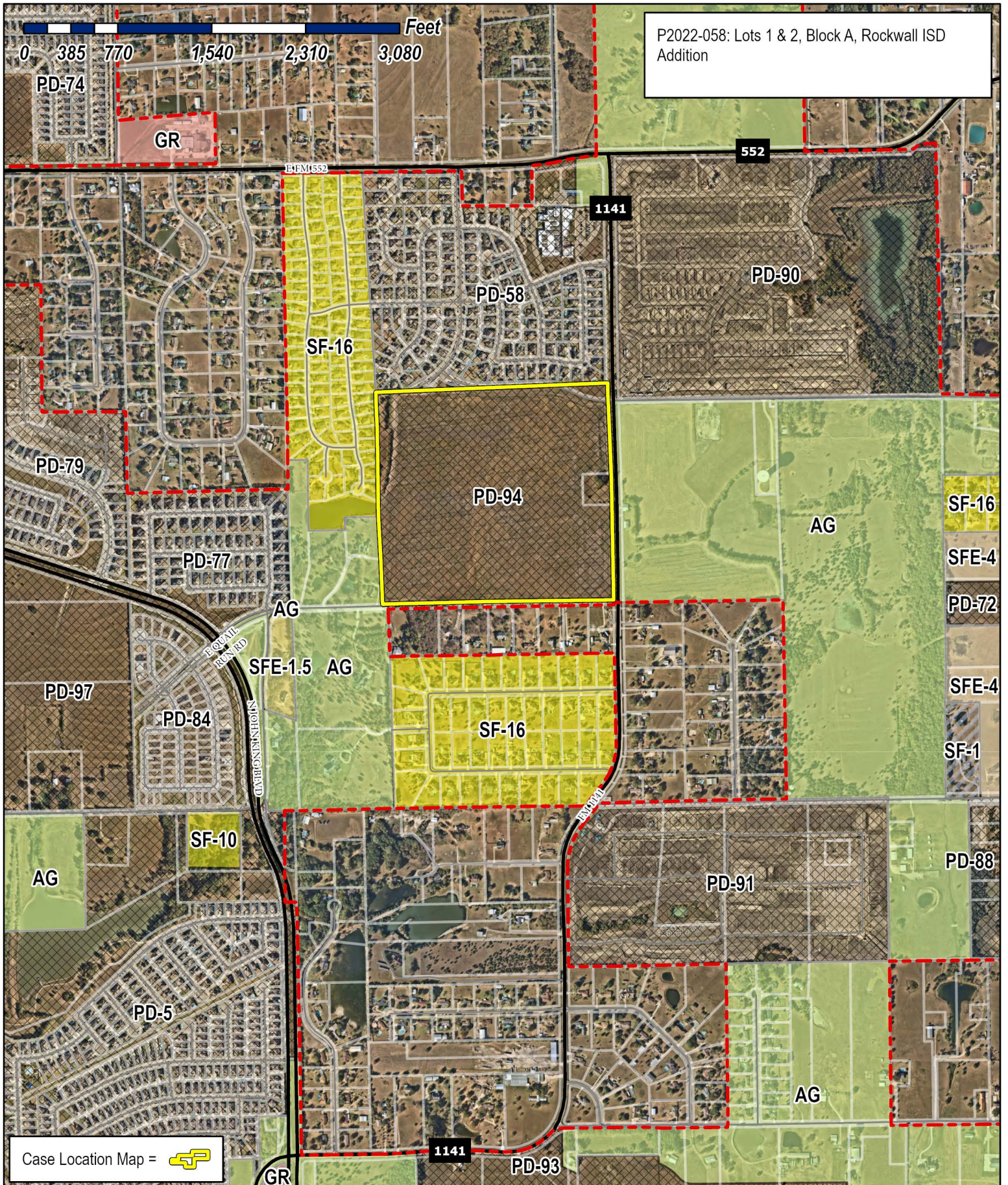
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF December, 2022

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

William Salee
Melanie Pyland





P2022-058: Lots 1 & 2, Block A, Rockwall ISD Addition

Case Location Map = 

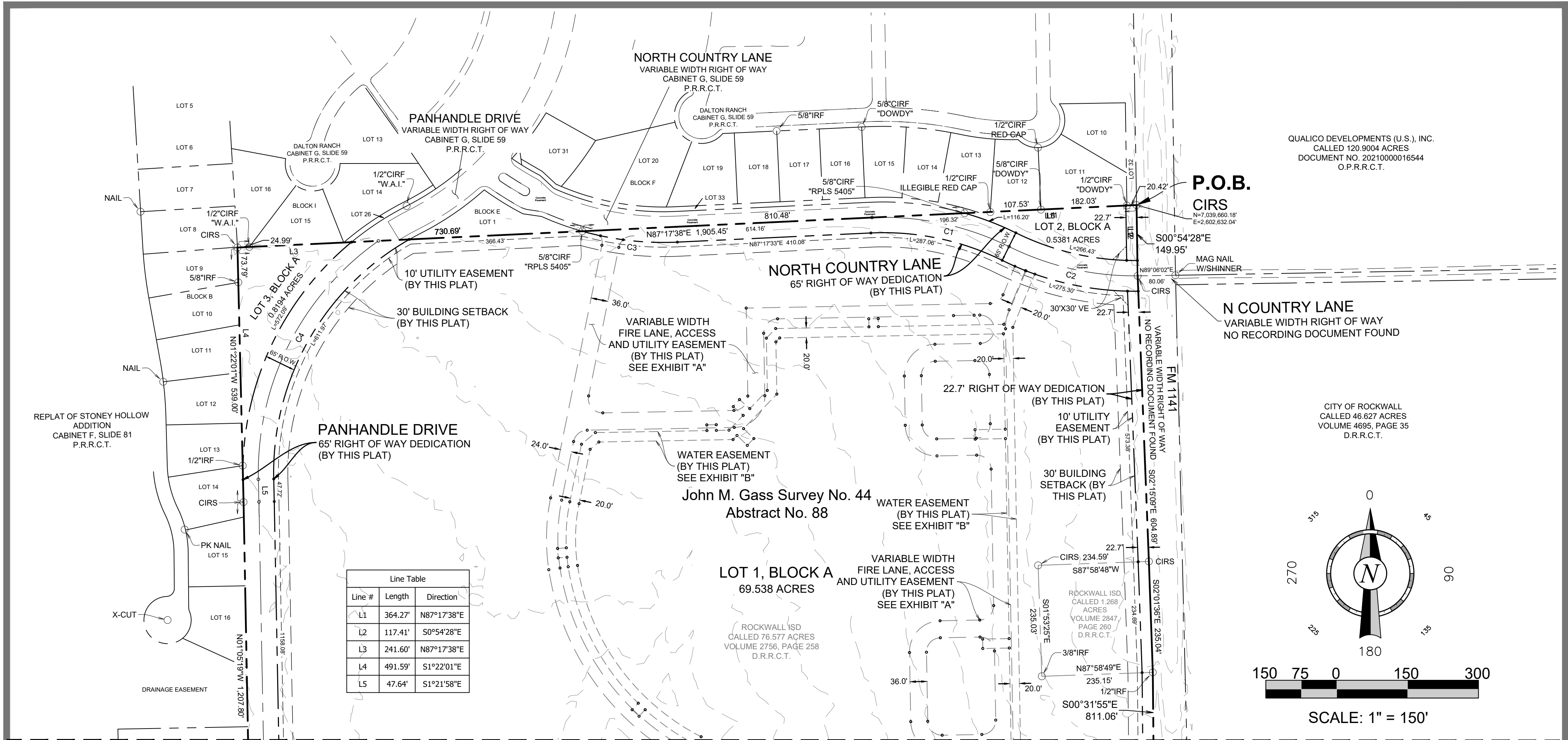


City of Rockwall

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

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



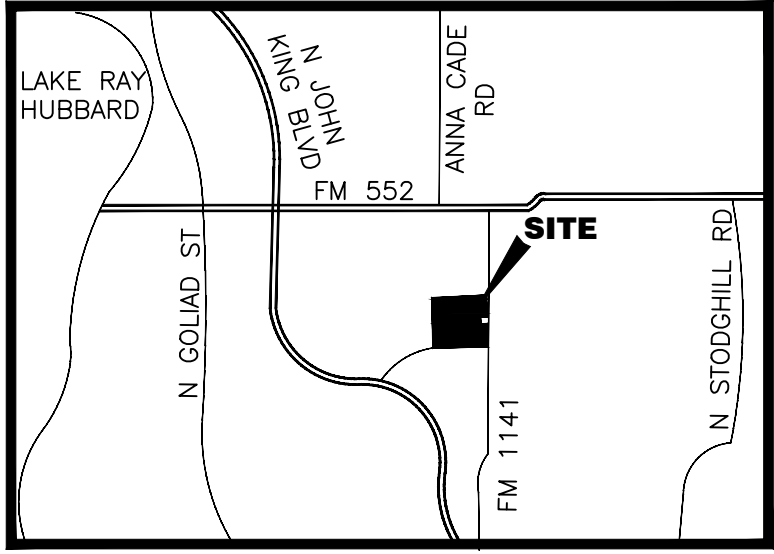


Match Line - See Sheet 2

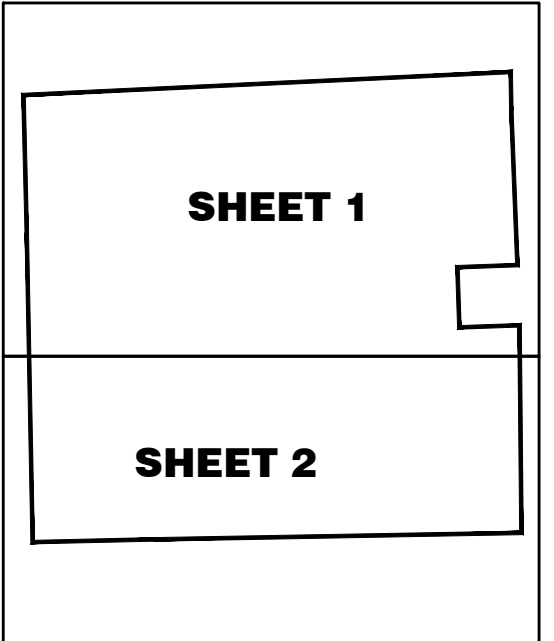
OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
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 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104



LOCATION MAP
 NOT TO SCALE



SHEET KEY MAP

- DEED RECORDS, ROCKWALL COUNTY, TEXAS**
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS**
- PLAT RECORDS ROCKWALL COUNTY, TEXAS**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - P.O.B. POINT OF BEGINNING
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - N.G.E. NATURAL GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

- LEGEND**
- PROPOSED ROW LINE
 - EXISTING LOT LINE
 - PROPOSED CENTERLINE
 - BUILDING SETBACK LINE
 - PROPOSED EASEMENT LINE AS NOTED
 - PROPOSED FIRE LANE EASEMENT
 - PREVIOUS TRACT LINE
 - BOUNDARY LINE

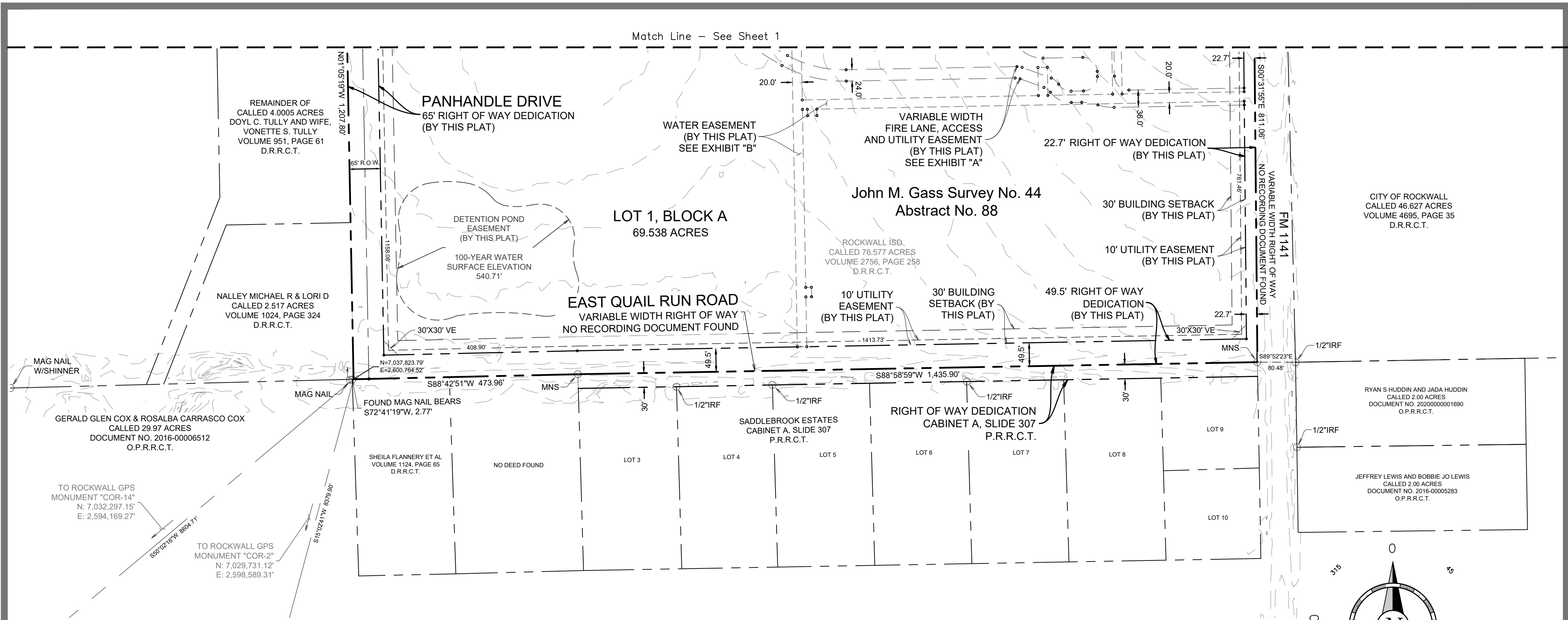
FINAL PLAT

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LOTS 1 AND 2, BLOCK A
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 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: P2022-028

Bowman

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 1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104
 Phone: (214) 484-8886
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 TBPELS #10120600

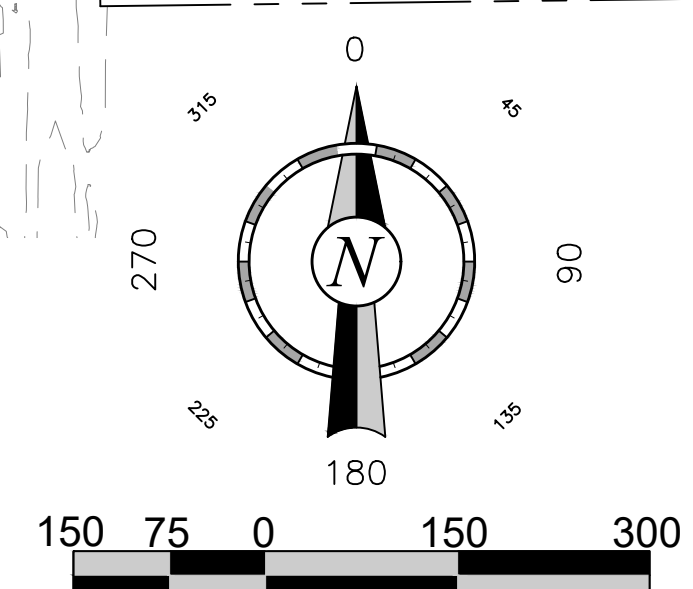


OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	S78°01'54"E	296.49'	299.59'	600.08'	28°36'17"
C2	S77°11'02"E	279.26'	281.85'	600.09'	26°54'37"
C3	S83°29'06"E	202.79'	203.67'	632.59'	18°26'48"
C4	S26°43'30"W	565.15'	588.45'	600.09'	56°11'02"



- DEED RECORDS, ROCKWALL COUNTY, TEXAS**
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS**
- PLAT RECORDS ROCKWALL COUNTY, TEXAS**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - P.O.B. POINT OF BEGINNING
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - N.G.E. NATURAL GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

- LEGEND**
- PROPOSED ROW LINE ————
 - EXISTING LOT LINE - - - - -
 - PROPOSED CENTERLINE ————
 - BUILDING SETBACK LINE ————
 - PROPOSED EASEMENT LINE AS NOTED - - - - -
 - PROPOSED FIRE LANE EASEMENT ————
 - PREVIOUS TRACT LINE ————
 - BOUNDARY LINE ————

FINAL PLAT

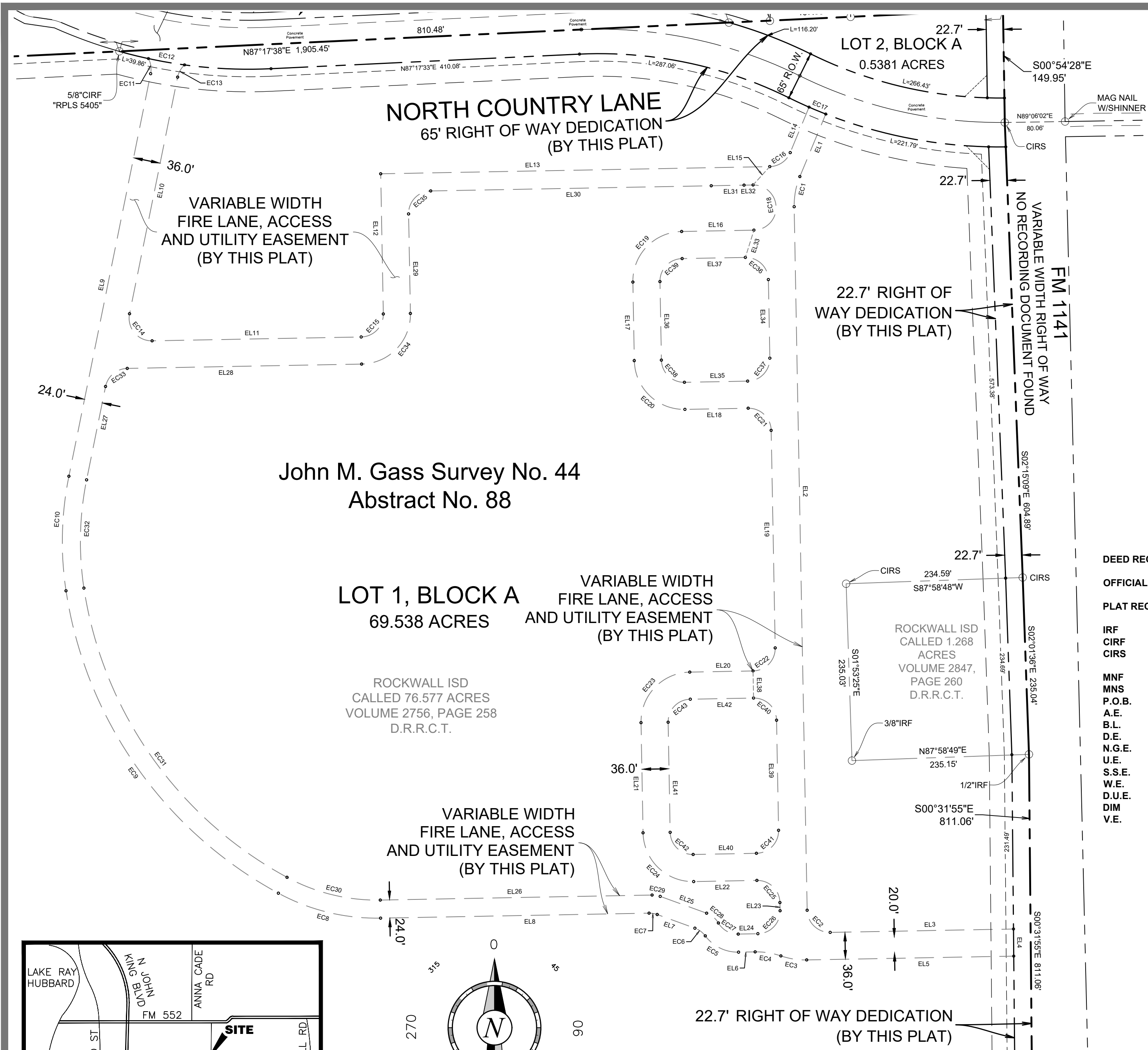
ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-028

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Bowman Job No.: 10305 Drawn By: RAH Sheet: 2 of 6



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John M. Gass Survey No. 44
 Abstract No. 88

LOT 1, BLOCK A
 69.538 ACRES

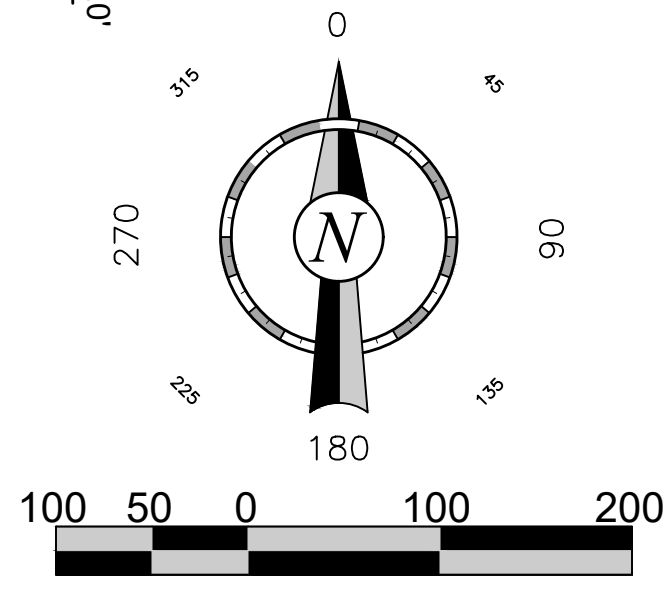
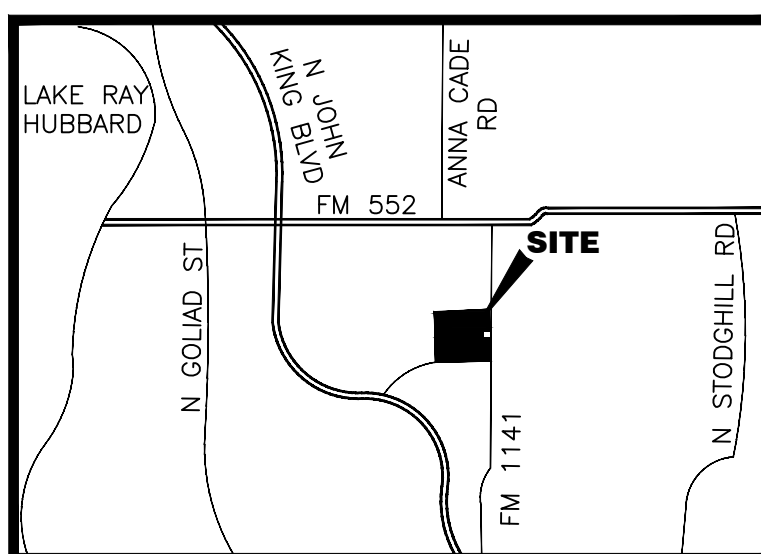
ROCKWALL ISD
 CALLED 76.577 ACRES
 VOLUME 2756, PAGE 258
 D.R.R.C.T.

LOT 2, BLOCK A
 0.5381 ACRES

ROCKWALL ISD
 CALLED 1.268
 ACRES
 VOLUME 2847,
 PAGE 260
 D.R.R.C.T.

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS	PROPOSED ROW LINE	---
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	EXISTING LOT LINE	---
PLAT RECORDS ROCKWALL COUNTY, TEXAS	PROPOSED CENTERLINE	---
IRF	IRON ROD FOUND	○
CIRF	CAPPED IRON ROD FOUND AS NOTED	○
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	○
MNF	MAG NAIL FOUND	○
MNS	MAG NAIL SET	○
P.O.B.	POINT OF BEGINNING	○
A.E.	ACCESS EASEMENT	---
B.L.	BUILDING LINE	---
D.E.	DRAINAGE EASEMENT	---
N.G.E.	NATURAL GAS EASEMENT	---
U.E.	UTILITY EASEMENT	---
S.S.E.	SANITARY SEWER EASEMENT	---
W.E.	WATER LINE EASEMENT	---
D.U.E.	DRAINAGE AND UTILITY EASEMENT	---
DIM	DIMENSION	---
V.E.	VISIBILITY EASEMENT	---
	PROPOSED EASEMENT LINE AS NOTED	---
	PROPOSED FIRE LANE EASEMENT	---
	PREVIOUS TRACT LINE	---
	BOUNDARY LINE	---

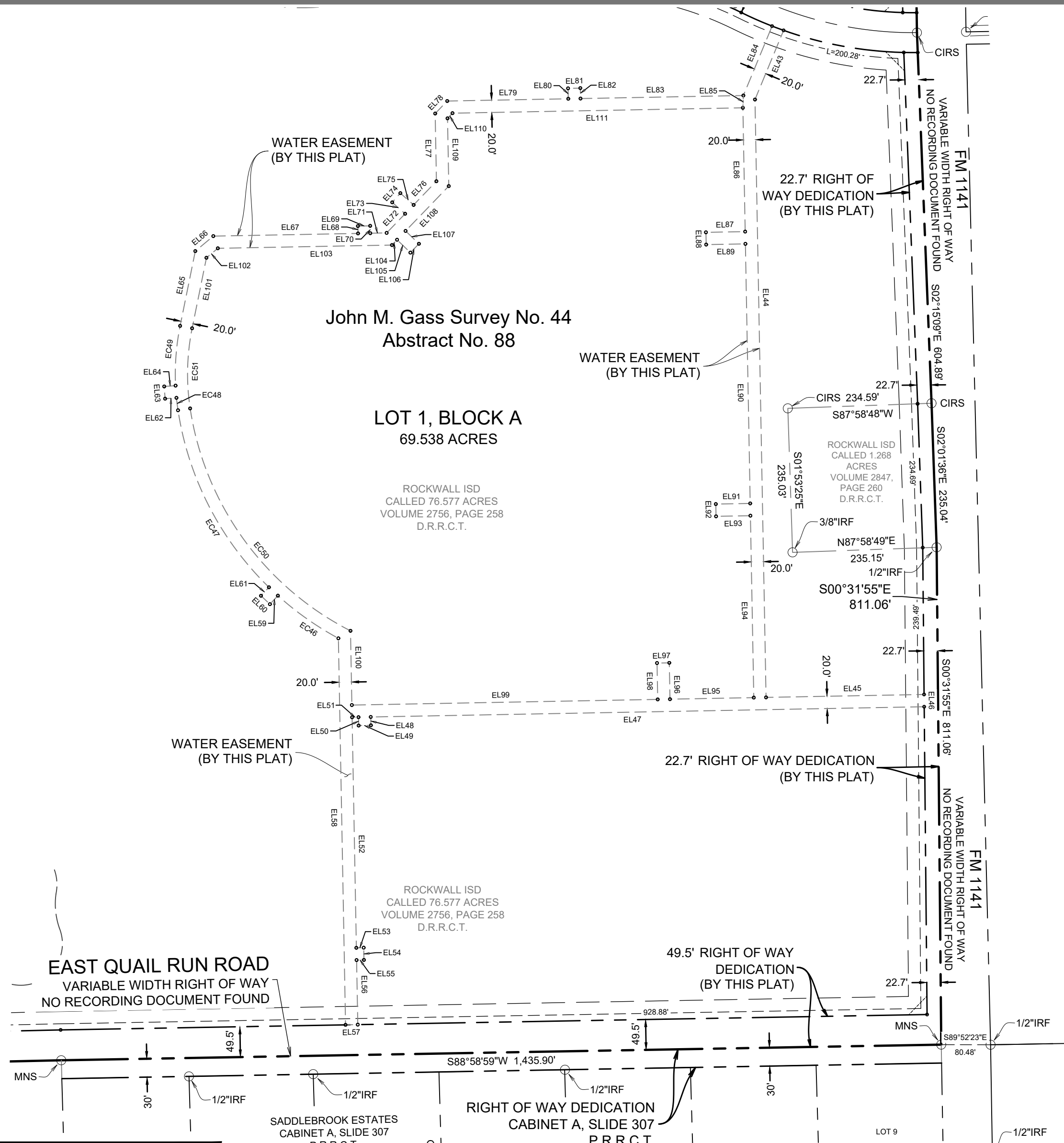


FINAL PLAT
**ROCKWALL I.S.D.
 ADDITION**
 LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
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EXHIBIT "A"



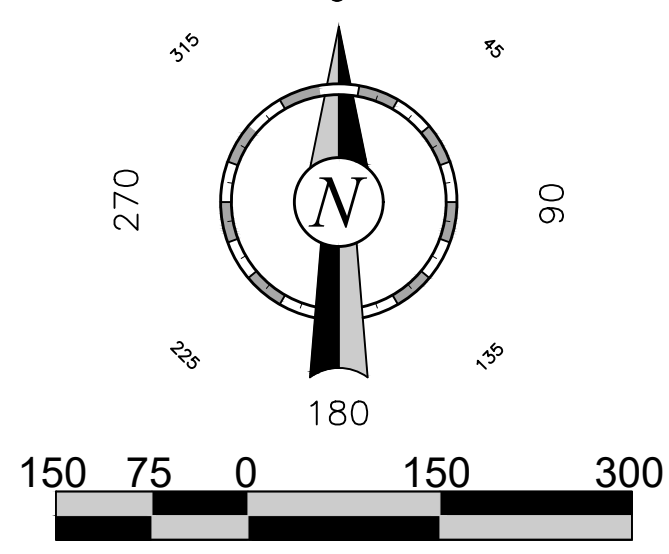
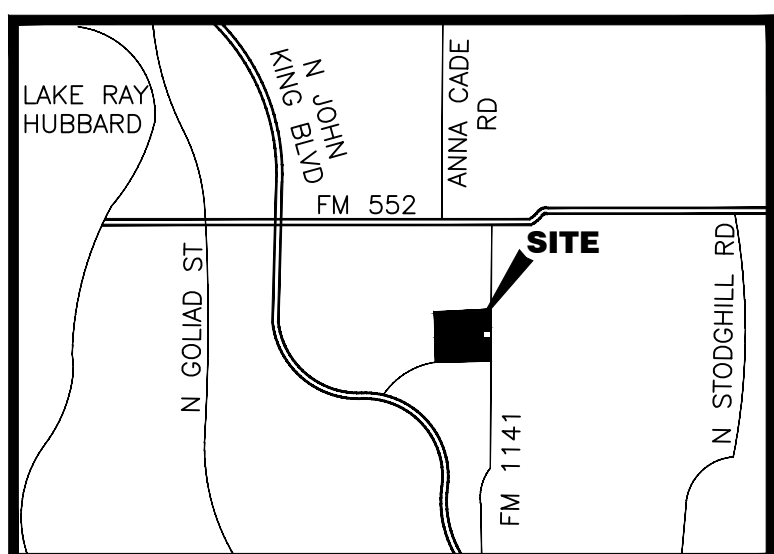
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 Fort Worth, TX 76104

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS		PROPOSED ROW LINE	---
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS		EXISTING LOT LINE	---
PLAT RECORDS ROCKWALL COUNTY, TEXAS		PROPOSED CENTERLINE	---
IRF	IRON ROD FOUND	BUILDING SETBACK LINE	---
CIRF	CAPPED IRON ROD FOUND AS NOTED	PROPOSED EASEMENT LINE AS NOTED	---
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	PROPOSED FIRE LANE EASEMENT	---
MNF	MAG NAIL FOUND	PREVIOUS TRACT LINE	---
MNS	MAG NAIL SET	BOUNDARY LINE	---
P.O.B.	POINT OF BEGINNING		
A.E.	ACCESS EASEMENT		
B.L.	BUILDING LINE		
D.E.	DRAINAGE EASEMENT		
N.G.E.	NATURAL GAS EASEMENT		
U.E.	UTILITY EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
W.E.	WATER LINE EASEMENT		
D.U.E.	DRAINAGE AND UTILITY EASEMENT		
DIM	DIMENSION		
V.E.	VISIBILITY EASEMENT		



FINAL PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
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EXHIBIT "B"

Line Table		
Line #	Length	Direction
EL1	89.90'	S22°28'33"W
EL2	934.58'	S1°03'39"E
EL3	243.44'	N88°56'21"E
EL4	36.00'	S0°31'55"E
EL5	274.99'	S88°56'21"W
EL6	21.97'	S88°56'21"W
EL7	53.27'	N70°03'39"W
EL8	356.57'	S88°56'21"W
EL9	545.64'	N11°28'40"E
EL10	320.73'	S11°28'40"W
EL11	277.63'	N88°56'21"E
EL12	186.21'	N1°03'39"W
EL13	516.67'	N88°56'21"E
EL14	65.44'	N22°28'33"E
EL15	32.96'	S42°11'56"W
EL16	96.00'	S88°56'21"W
EL17	104.37'	S1°03'39"E
EL18	84.00'	N88°56'21"E
EL19	289.01'	S1°03'39"E
EL20	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL21	146.29'	S1°03'39"E
EL22	84.00'	N88°56'21"E
EL23	10.85'	S1°03'39"E
EL24	26.09'	S88°56'21"W
EL25	65.54'	N70°03'39"W
EL26	361.02'	S88°56'21"W
EL27	126.56'	N11°28'40"E
EL28	311.27'	N88°56'21"E
EL29	132.21'	N1°03'39"W
EL30	372.50'	N88°56'21"E
EL31	43.59'	N88°56'21"E
EL32	12.00'	N88°56'21"E
EL33	37.95'	S17°22'25"W
EL34	104.37'	S1°03'39"E
EL35	84.00'	S88°56'21"W
EL36	104.37'	N1°03'39"W
EL37	84.00'	N88°56'21"E
EL38	36.00'	S1°03'39"E
EL39	146.29'	S1°03'39"E
EL40	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL41	146.29'	N1°03'39"W
EL42	84.00'	N88°56'21"E
EL43	122.04'	S22°28'33"W
EL44	975.16'	S1°03'39"E
EL45	257.87'	N88°56'21"E
EL46	20.00'	S0°31'55"E
EL47	903.09'	S88°56'21"W
EL48	13.59'	S1°03'39"E
EL49	20.00'	S88°56'21"W
EL50	13.59'	N1°03'39"W
EL51	10.42'	S88°56'21"W
EL52	375.96'	S1°03'39"E
EL53	12.00'	N88°56'21"E
EL54	20.00'	S1°03'39"E
EL55	12.00'	S88°56'21"W
EL56	105.28'	S1°03'39"E
EL57	20.00'	S88°58'59"W
EL58	630.46'	N1°03'39"W
EL59	19.01'	S43°06'14"W
EL60	20.00'	N46°53'46"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	S10°42'26"W	40.79'	41.08'	100.00'	23°32'15"
EC2	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC3	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC4	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC5	N63°56'27"W	49.23'	51.12'	54.00'	54°14'24"
EC6	N53°26'27"W	17.16'	17.40'	30.00'	33°14'24"
EC7	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC8	N76°17'12"W	139.75'	141.31'	274.00'	29°32'54"
EC9	N35°04'05"W	490.75'	508.62'	551.00'	52°53'20"
EC10	N1°25'38"E	152.18'	152.97'	436.00'	20°06'05"
EC11	N8°16'15"W	20.27'	20.68'	30.00'	39°29'50"
EC12	S80°04'36"E	48.68'	48.69'	632.59'	4°24'36"
EC13	S29°36'27"W	18.67'	18.99'	30.00'	36°15'34"
EC14	S39°47'29"E	46.81'	53.69'	30.00'	102°32'19"
EC15	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N55°42'27"E	32.88'	34.80'	30.00'	66°27'48"
EC17	S67°29'18"E	24.00'	24.00'	632.59'	2°10'26"
EC18	S1°03'37"E	60.00'	94.25'	30.00'	180°00'04"
EC19	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC20	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC22	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC23	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC24	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"
EC25	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC26	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N60°46'47"W	30.25'	31.71'	30.00'	60°33'43"
EC28	N50°16'47"W	20.31'	20.71'	30.00'	39°33'43"
EC29	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC30	N76°17'12"W	127.50'	128.93'	250.00'	29°32'54"
EC31	N35°04'05"W	469.38'	486.47'	527.00'	52°53'20"
EC32	N1°25'38"E	143.80'	144.54'	412.00'	20°06'05"
EC33	N50°12'31"E	37.54'	40.56'	30.00'	77°27'41"
EC34	N43°56'21"E	93.34'	103.67'	66.00'	90°00'00"
EC35	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC36	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC37	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC38	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC39	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC40	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"

Line Table		
Line #	Length	Direction
EL61	19.01'	N43°06'14"E
EL62	18.54'	S85°47'38"W
EL63	20.00'	N4°12'22"W
EL64	18.54'	N85°47'38"E
EL65	124.37'	N11°28'40"E
EL66	38.23'	N50°12'31"E
EL67	236.20'	N88°56'21"E
EL68	12.00'	N1°03'39"W
EL69	20.00'	N88°56'21"E
EL70	12.00'	S1°03'39"E
EL71	26.70'	N88°56'21"E
EL72	43.33'	N43°56'21"E
EL73	28.06'	N48°25'58"W
EL74	20.00'	N41°34'02"E
EL75	28.89'	S48°25'58"E
EL76	53.64'	N43°56'21"E
EL77	110.48'	N1°03'39"W
EL78	28.28'	N43°56'21"E
EL79	197.54'	N88°56'21"E
EL80	17.00'	N1°03'39"W

Line Table		
Line #	Length	Direction
EL81	20.00'	N88°56'21"E
EL82	17.00'	S1°03'39"E
EL83	265.72'	N88°56'21"E
EL84	122.54'	N22°28'33"E
EL85	20.03'	S2°17'21"W
EL86	201.94'	S1°03'39"E
EL87	64.00'	S88°56'21"W
EL88	20.00'	S1°03'39"E
EL89	64.00'	N88°56'21"E
EL90	423.35'	S1°03'39"E
EL91	56.10'	S88°56'21"W
EL92	20.00'	S1°03'39"E
EL93	56.10'	N88°56'21"E
EL94	296.73'	S1°03'39"E
EL95	136.77'	S88°56'21"W
EL96	59.29'	N1°03'39"W
EL97	20.00'	S88°56'21"W
EL98	59.29'	S1°03'39"E
EL99	499.06'	S88°56'21"W
EL100	121.08'	N1°03'39"W

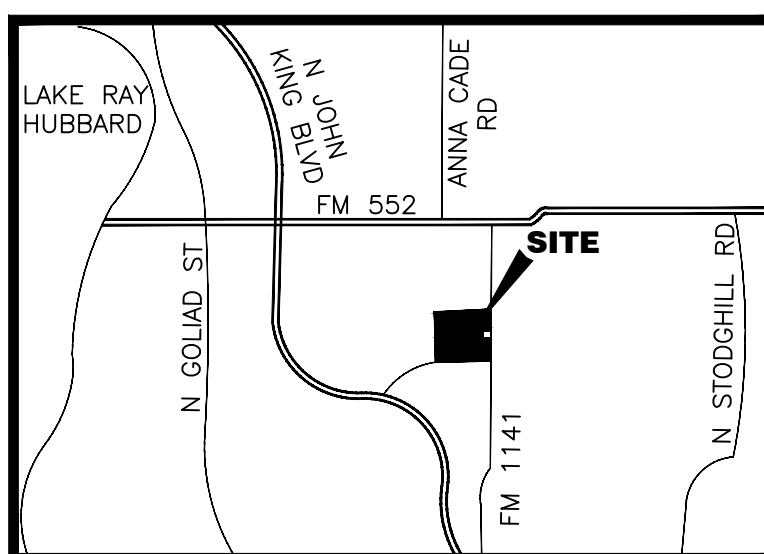
Line Table		
Line #	Length	Direction
EL101	117.34'	N11°28'40"E
EL102	24.17'	N50°12'31"E
EL103	284.16'	N88°56'21"E
EL104	12.00'	N43°56'21"E
EL105	30.21'	S46°03'39"E
EL106	20.00'	N43°56'21"E
EL107	30.21'	N46°03'39"W
EL108	101.56'	N43°56'21"E
EL109	110.48'	N1°03'39"W
EL110	11.72'	N43°56'21"E
EL111	473.81'	N88°56'21"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC42	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC46	N54°49'25"W	120.71'	120.99'	509.50'	13°36'21"
EC47	N27°11'51"W	324.58'	330.34'	509.50'	37°08'53"
EC48	N7°08'28"W	20.41'	20.41'	394.50'	2°57'53"
EC49	N4°21'43"E	97.74'	97.99'	394.50'	14°13'54"
EC50	N35°48'15"W	447.20'	464.43'	489.50'	54°21'41"
EC51	N1°25'38"E	130.71'	131.39'	374.50'	20°06'05"

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LOCATION MAP
 NOT TO SCALE

FINAL PLAT

ROCKWALL I.S.D.
ADDITION

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 BEING 76.536 ACRES
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PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 69.538 acre tract of land situated within the John M Gass Survey No. 44, Abstract No. 88, City of Rockwall, Rockwall County, Texas, and being all of a called 76.577 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2756, Page 258 of the Deed Records of Rockwall County, Texas (hereafter referred to as the ISD Tract). Said 69.538 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said ISD Tract, being on the west right of way line of FM 1141, a variable width right of way, as evidenced by the plat designated as "Dalton Ranch" recorded in Cabinet G, Slide 59 of the Plat Records of Rockwall County, Texas;

THENCE SOUTH 00 degrees 54 minutes 28 seconds EAST, 149.95 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE SOUTH 02 degrees 15 minutes 09 seconds EAST, 604.89 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of a called 1.268 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2847, Page 260 of said Deed Records;

THENCE SOUTH 02 degrees 01 minute 36 seconds EAST, 235.04 feet with the with the west right of way line of said FM 1141 to a 1/2-inch iron rod found at the southeast corner of said called 1.268 acre tract of land;

THENCE SOUTH 00 degrees 31 minutes 55 seconds EAST, 811.06 feet with the west right of way line of said FM 1141 to a MAG nail with shiner set at the southeast corner of said ISD Tract, being the northeast corner of a 30-foot right of way dedication for East Quail Run Road as dedicated on the plat designated as "Saddlebrook Estates" recorded in Cabinet A, Slide 307 of said Plat Records;

THENCE SOUTH 88 degrees 58 minutes 59 seconds WEST, 1,435.90 feet with the south line of said ISD Tract, being the north line of said right of way dedication and the approximate centerline of said East Quail Run Road to a MAG nail with shiner set at the northwest corner of said right of way dedication;

THENCE SOUTH 88 degrees 42 minutes 51 seconds WEST, 473.96 feet with the south line of said ISD Tract and the approximate centerline of said East Quail Run Road to the southwest corner of said ISD Tract from which a found MAG nail bears SOUTH 72 degrees 41 minutes 19 seconds WEST, 2.77 feet;

THENCE NORTH 01 degree 05 minutes 19 seconds WEST, 1,207.80 feet with the west line of said ISD Tract and being the east line of a called 2.517 acre tract of land as described in the deed to Michael R and Lori D Nalley recorded in Volume 1024, Page 324 of said Deed Records, the east line of the remainder of a called 4.0005 acre tract of land as described in the deed to Doyl C. Tully and wife, Vonette S. Tully recorded in Volume 951, Page 61 of said Deed Records and being the east line of Block B of the plat designated as "Replat of Stoney Hollow Addition" recorded in Cabinet F, Slide 81 of said Plat Records to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE NORTH 01 degree 22 minutes 01 second WEST, 539.00 feet with the west line of said ISD Tract and being the east line of said Block B to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northwest corner of said ISD Tract and being the southwest corner of said Dalton Ranch;

THENCE NORTH 87 degrees 17 minutes 38 seconds EAST, 1,905.45 feet with the north line of said ISD Tract and being the south line of said Dalton Ranch to the POINT OF BEGINNING containing 69.538 acres.

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 I.S.D. ADDITION** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL I.S.D. ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 in the detention and drainage easements.

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.

Rockwall Independent School District

Rockwall Independent School District - Dr. John Villarreal
 Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, **2022**.

Notary Public in and for the State of Texas My Commission Expires

PLAT NOTES:

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.
- According to Map No. 48397C0035L and 48397C0030L, both dated 09/26/2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, Panel 30 and 35 of 145, this property is within Zone X unshaded, based on scaled imaging.

GENERAL NOTES:

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 94 (PD-94) District for Neighborhood Services (NS) District land uses.

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSLs & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released to the City for review. 2022-12

 ROBERT A. HANSEN
 LSLs & REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 6439
 RHANSEN@BOWMAN.COM
 DATE:

**STATE OF TEXAS
 COUNTY OF
 ROCKWALL**

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

Given upon my hand and seal of office this _____ day of _____, **2022**.


Notary Public in and for the State of Texas My Commission Expires

<p align="center">RECOMMENDED FOR FINAL APPROVAL:</p> <p>_____</p> <p align="center"><i>Planning & Zoning Commission, Chairman Date</i></p>		
<p>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 _____, 2022.</p> <p>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.</p> <p>WITNESS OUR HANDS, this _____ day of _____, 2022.</p>		
_____	_____	_____
<i>Mayor, City of Rockwall</i>	<i>City Secretary</i>	<i>City Engineer</i>

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

FINAL PLAT ROCKWALL I.S.D. ADDITION LOTS 1 AND 2, BLOCK A BEING 76.536 ACRES SITUATED WITHIN THE JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS Case No: P2022-028		
 <p align="center">© 2021 Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8888 Fort Worth, TX 76104 www.bowman.com TBPELS #10120600</p>		
Bowman Job No.: 10305	Drawn By: RAP	Sheet: 6 of 6



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 27, 2022
APPLICANT: Robert Howman; *Glenn Engineering*
CASE NUMBER: P2022-059; *Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition*

SUMMARY

Consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 76.068-acre tract of land (*i.e. Tracts 14-01 & 14-11 of the J.M Glass Survey, Abstract No. 88*) for the purpose of establishing two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Rockwall ISD Addition*) and the fire lanes and utility easements necessary to develop a *Public Secondary School* on the subject property.
- On June 15, 1998, the subject property was annexed by the City Council through *Ordinance No. 98-20 [Case No. A1998-002]*. On May 2, 2022, City Council approved a zoning change through *Ordinance No. 22-24 [Case No. Z2022-014]* changing the zoning of the subject property from an Agricultural (AG) District to Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses. On July 5, 2022, the City Council approved a *Preliminary Plat* and denied *Infrastructure Variances [Case No. P2022-029]* for the subject property. On July 12, 2022, the Planning and Zoning approved a Site Plan [*Case No. SP2022-018*] for the construction of a *Public Secondary School* on the subject property.
- 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 Final 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 Final Plat for *Lots 1 & 2, Block A, Rockwall ISD 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; and,

- (2) Any construction resulting from the approval of this Replat 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.

PROJECT COMMENTS



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

DATE: 12/16/2022

PROJECT NUMBER: P2022-058
PROJECT NAME: Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition
SITE ADDRESS/LOCATIONS: 2850 FM 1141

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/16/2022	Approved w/ Comments

12/16/2022: P2022-058: Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2022-058) in the lower right-hand corner of all pages on future submittals.

M.4 Please add the following to the General Notes: "Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.6 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: December 27, 2022
City Council: January 3, 2023

I.7 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	12/16/2022	Needs Review

12/16/2022: - Visibility easements required at driveway connections to public roadways.
 - Add easement dimensions for pond.
 - Connection to Quail Run is a fire lane. Add Easement.
 - What is this 20' measurement?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/15/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/13/2022	Approved

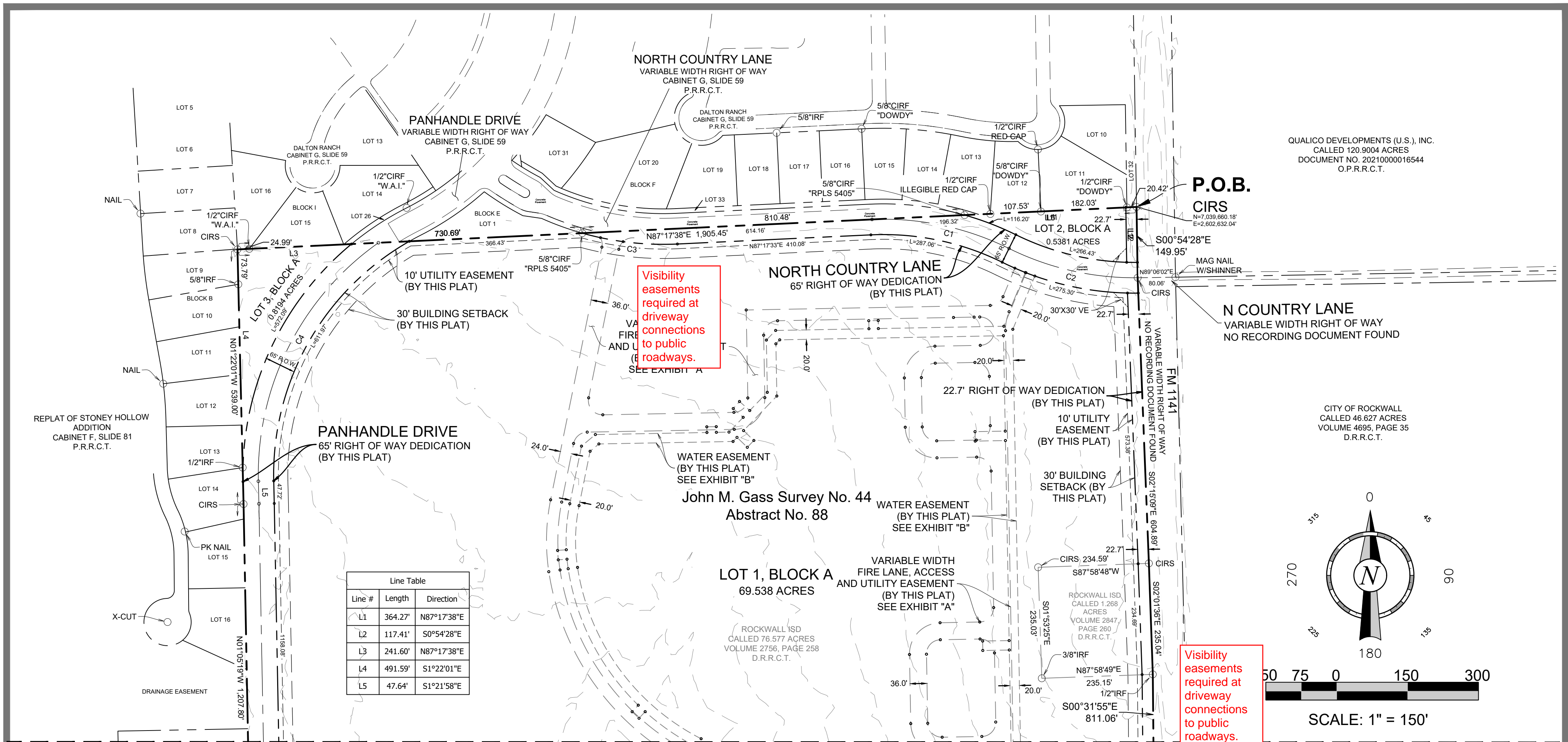
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/13/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	12/16/2022	N/A

No Comments

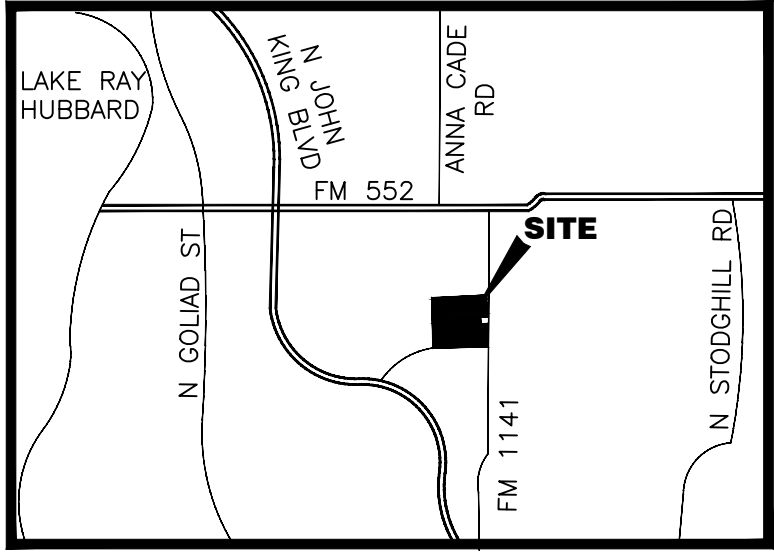


Match Line - See Sheet 2

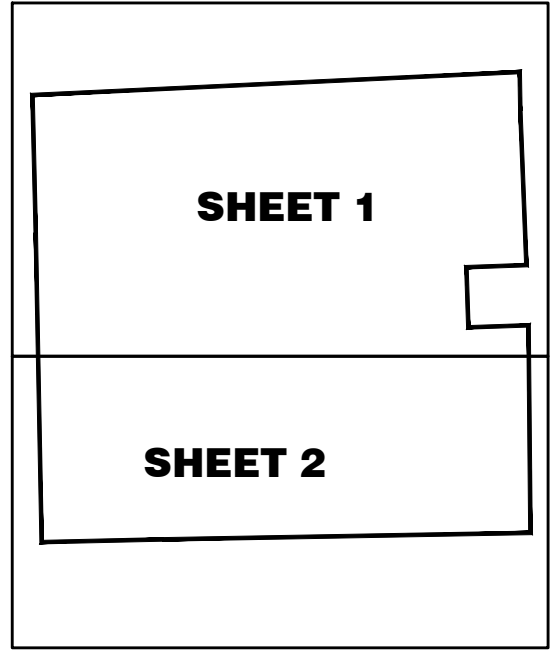
OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104



LOCATION MAP
NOT TO SCALE



SHEET KEY MAP

- DEED RECORDS, ROCKWALL COUNTY, TEXAS**
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS**
- PLAT RECORDS ROCKWALL COUNTY, TEXAS**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - P.O.B. POINT OF BEGINNING
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - N.G.E. NATURAL GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

LEGEND

- PROPOSED ROW LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE AS NOTED
- PROPOSED FIRE LANE EASEMENT
- PREVIOUS TRACT LINE
- BOUNDARY LINE

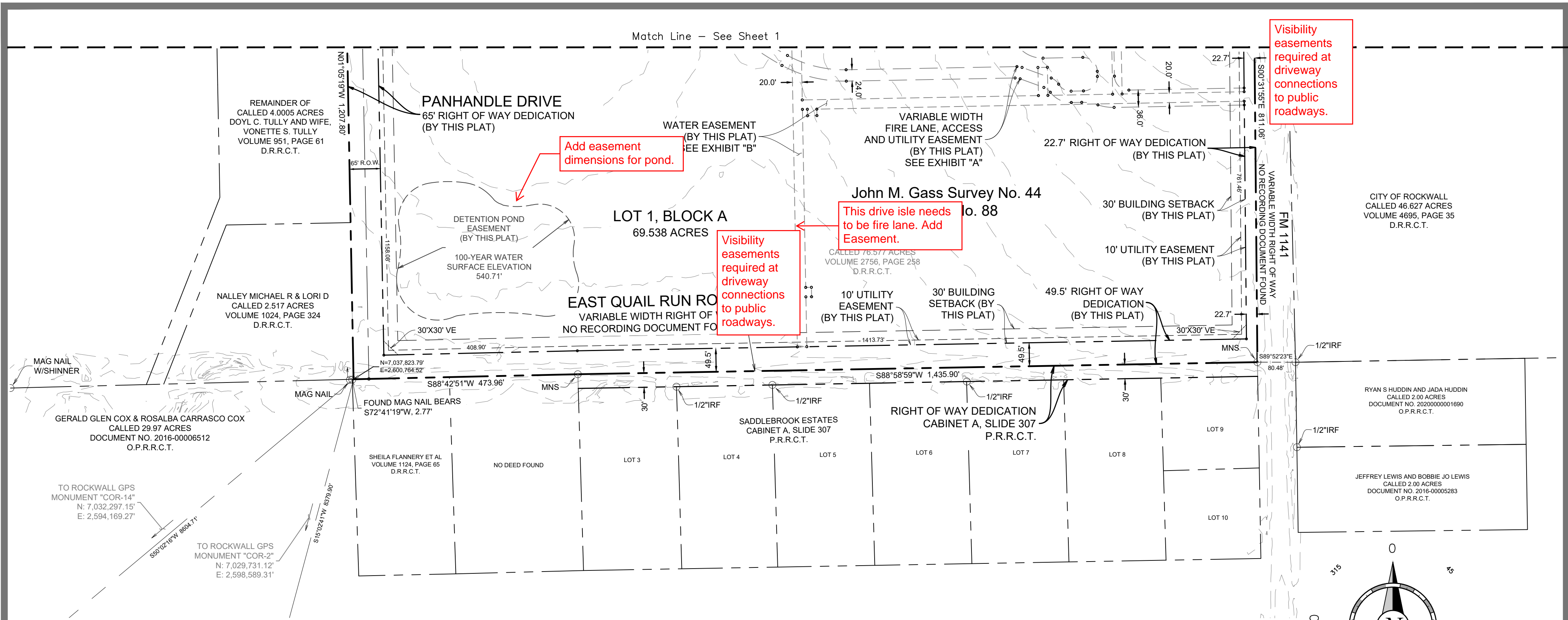
FINAL PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-028

Bowman

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Phone: (214) 484-8586
www.bowman.com
TBPELS #10120600



Visibility easements required at driveway connections to public roadways.

Add easement dimensions for pond.

This drive isle needs to be fire lane. Add Easement.

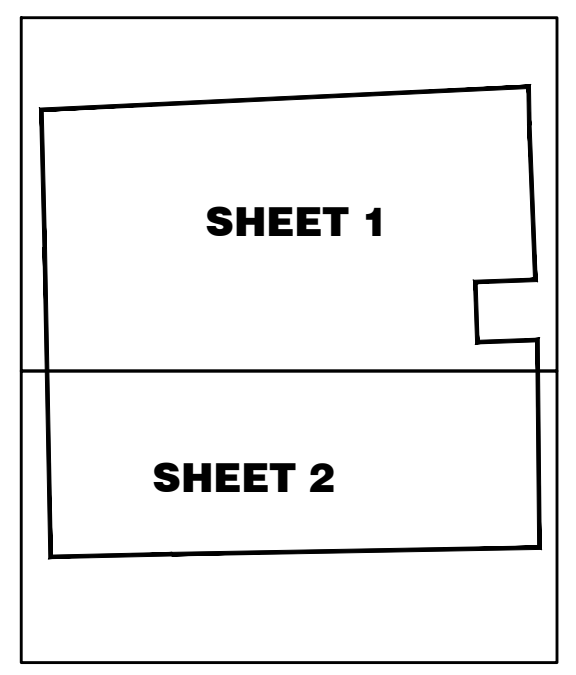
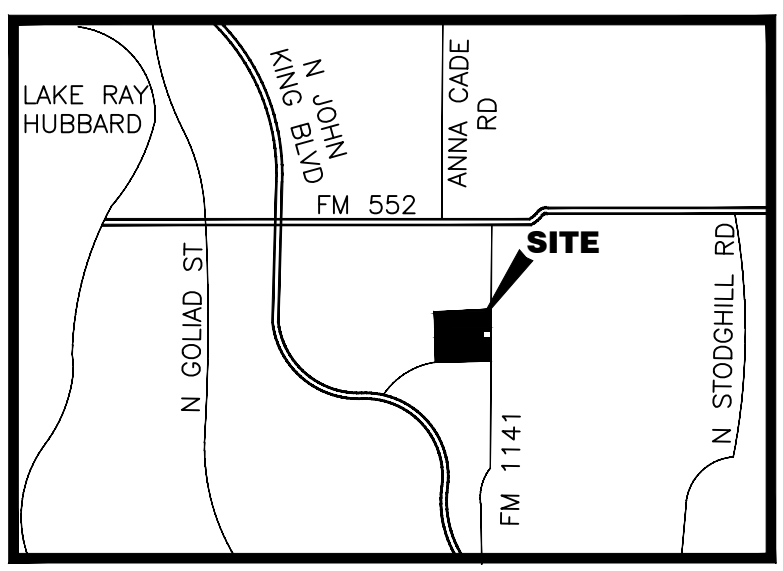
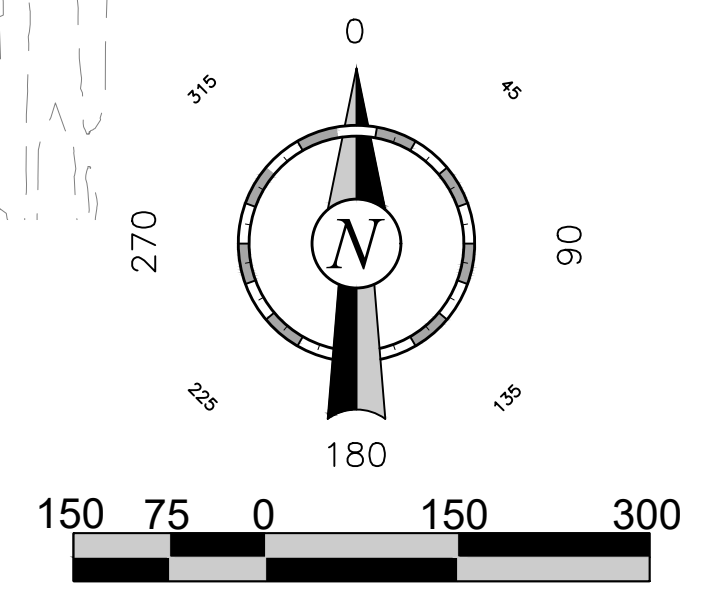
Visibility easements required at driveway connections to public roadways.

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Contact: Robert Howman

SURVEYOR:
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1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	S78°01'54"E	296.49'	299.59'	600.08'	28°36'17"
C2	S77°11'02"E	279.26'	281.85'	600.09'	26°54'37"
C3	S83°29'06"E	202.79'	203.67'	632.59'	18°26'48"
C4	S26°43'30"W	565.15'	588.45'	600.09'	56°11'02"



SHEET KEY MAP

- DEED RECORDS, ROCKWALL COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- PLAT RECORDS ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
 - MNF MAG NAIL FOUND
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 - N.G.E. NATURAL GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

LEGEND

- PROPOSED ROW LINE ————
- EXISTING LOT LINE - - - - -
- PROPOSED CENTERLINE ————
- BUILDING SETBACK LINE ————
- PROPOSED EASEMENT LINE AS NOTED - - - - -
- PROPOSED FIRE LANE EASEMENT ————
- PREVIOUS TRACT LINE ————
- BOUNDARY LINE ————

FINAL PLAT

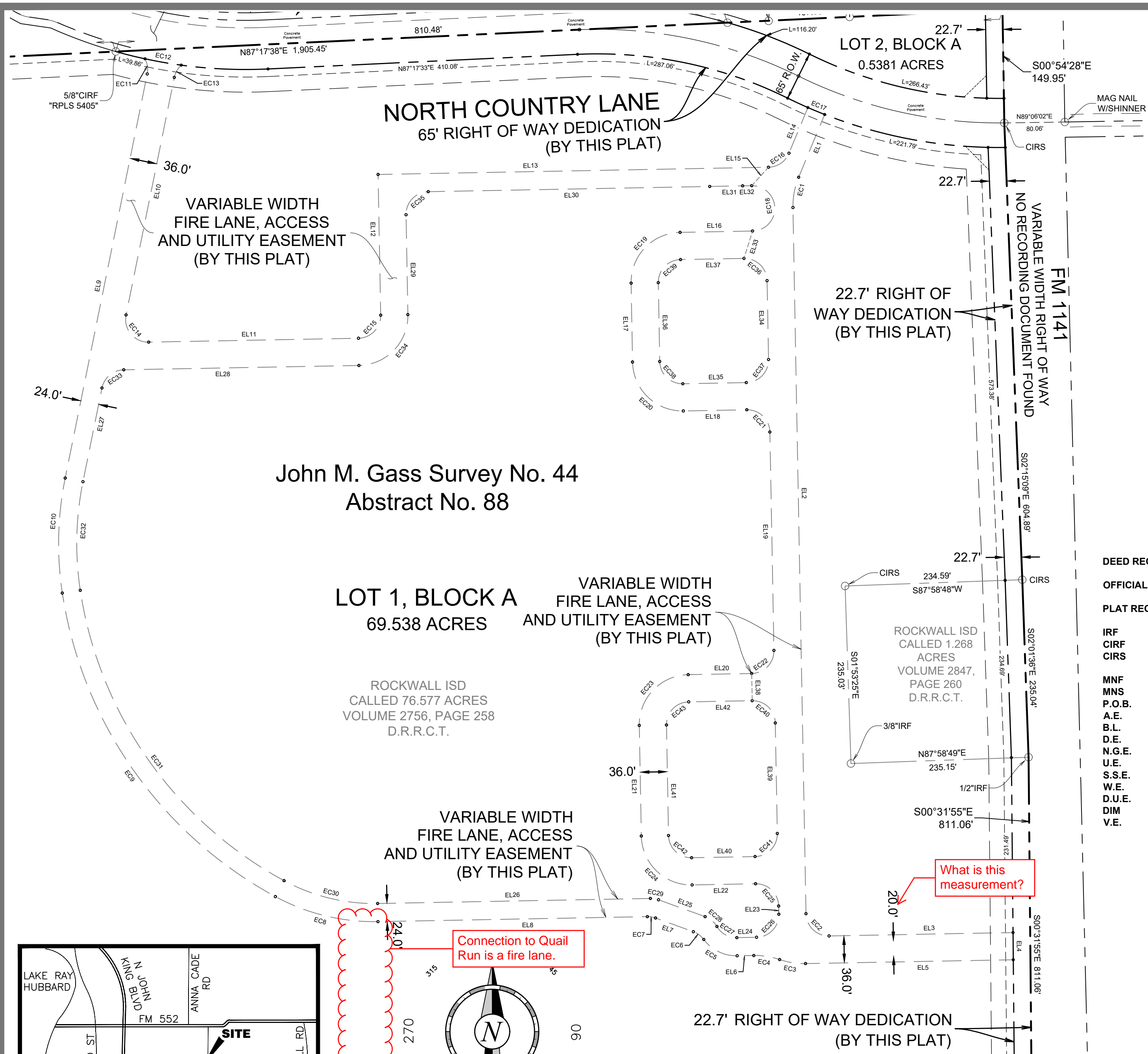
ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
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www.bowman.com

Bowman Job No.: 10305 Drawn By: RAH Sheet: 2 of 6



John M. Gass Survey No. 44
Abstract No. 88

LOT 1, BLOCK A
69.538 ACRES

ROCKWALL ISD
CALLED 76.577 ACRES
VOLUME 2756, PAGE 258
D.R.R.C.T.

LOT 2, BLOCK A
0.5381 ACRES

ROCKWALL ISD
CALLED 1.268 ACRES
VOLUME 2847,
PAGE 260
D.R.R.C.T.

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
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Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS		PROPOSED ROW LINE	---
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS		EXISTING LOT LINE	---
PLAT RECORDS ROCKWALL COUNTY, TEXAS		PROPOSED CENTERLINE	---
IRF	IRON ROD FOUND	BUILDING SETBACK LINE	---
CIRF	CAPPED IRON ROD FOUND AS NOTED	PROPOSED EASEMENT LINE AS NOTED	---
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	PROPOSED FIRE LANE EASEMENT	---
MNF	MAG NAIL FOUND	PREVIOUS TRACT LINE	---
MNS	MAG NAIL SET	BOUNDARY LINE	---
P.O.B.	POINT OF BEGINNING		
A.E.	ACCESS EASEMENT		
B.L.	BUILDING LINE		
D.E.	DRAINAGE EASEMENT		
N.G.E.	NATURAL GAS EASEMENT		
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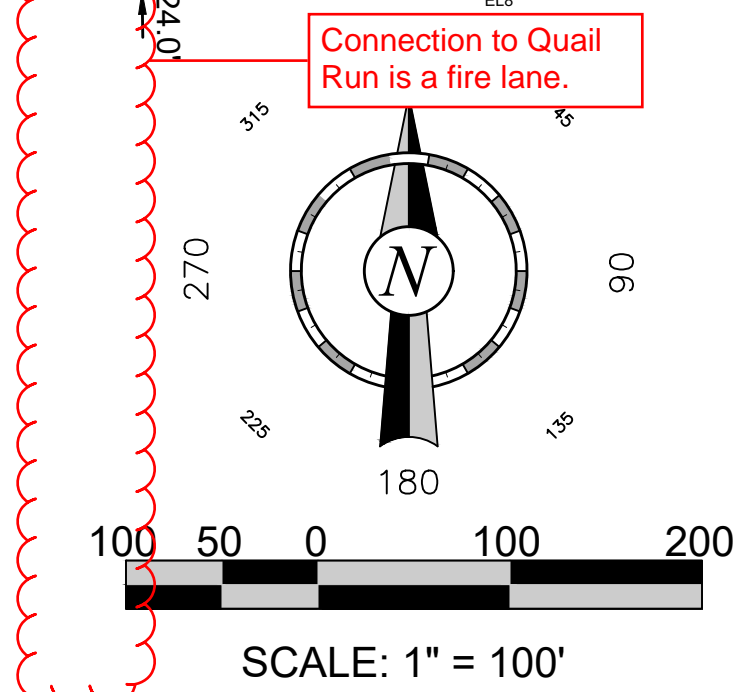
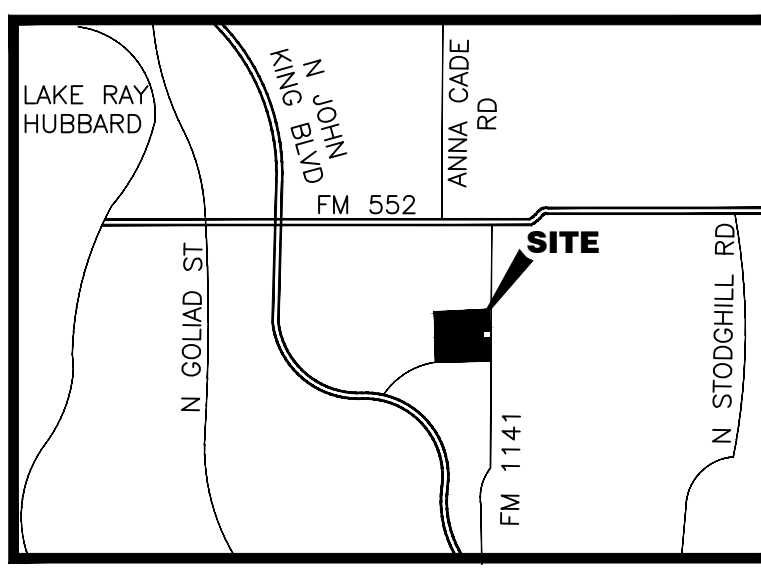


EXHIBIT "A"

FINAL PLAT

**ROCKWALL I.S.D.
ADDITION**

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
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Bowman

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Fort Worth, TX 76104 www.bowman.com
TBPELS #10120600



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2850 FM 1141, Rockwall, Texas 75098

SUBDIVISION Rockwall ISD Addition

LOT 1 BLOCK A

GENERAL LOCATION Northwest corner of Quail Run Road and FM 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD for NS Uses

CURRENT USE Public School

PROPOSED ZONING

PROPOSED USE

ACREAGE 69.539 acres

LOTS [CURRENT]

1 & 2

LOTS [PROPOSED]

1

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

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering Corporation

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive, Ste 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972.717.5151

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

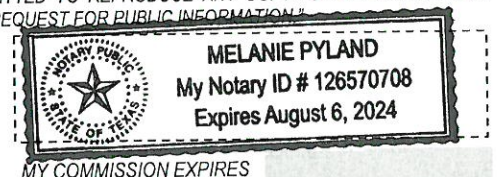
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,690.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE NINTH DAY OF DECEMBER, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

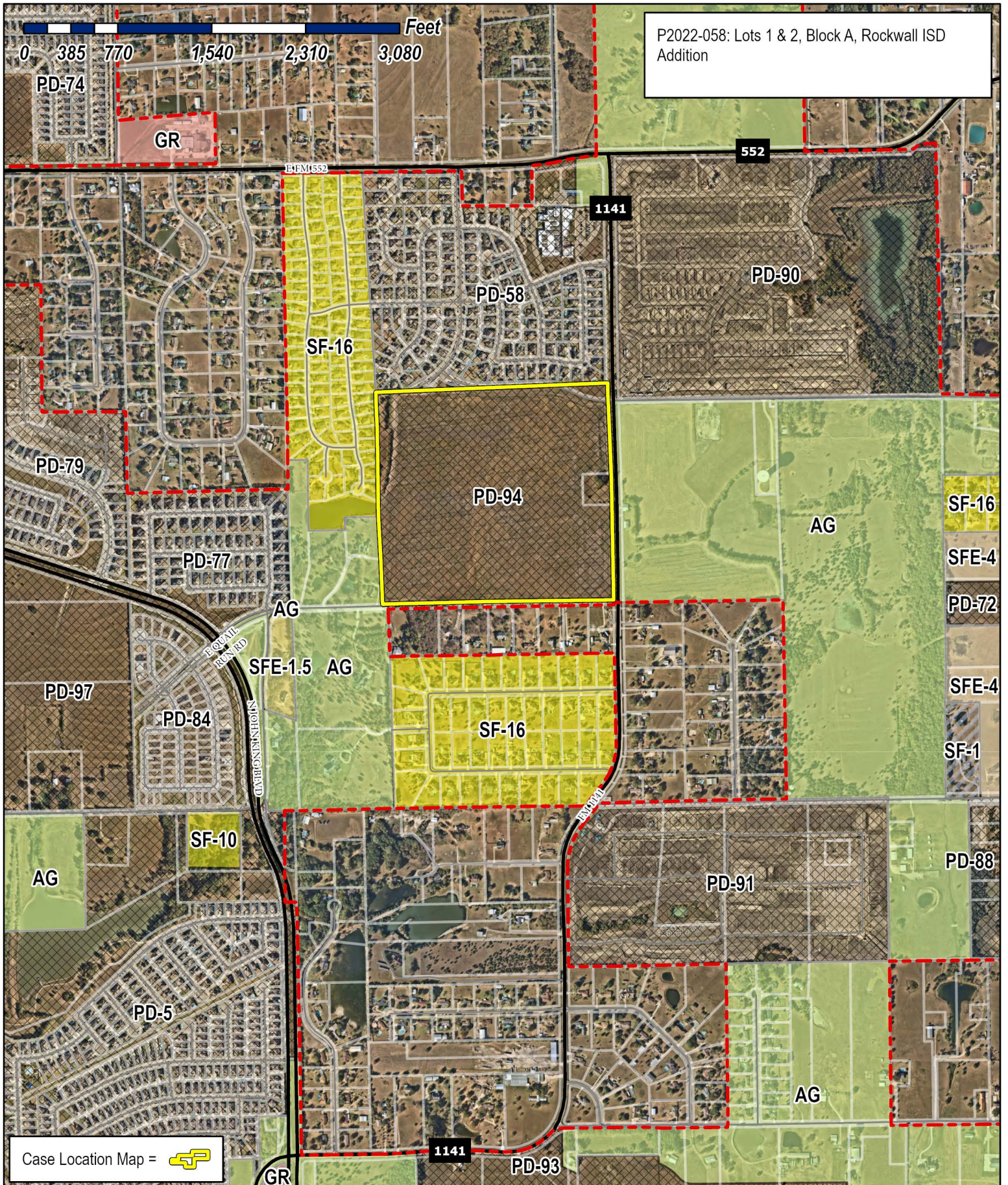
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF December, 2022

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

William Salee
Melanie Pyland





P2022-058: Lots 1 & 2, Block A, Rockwall ISD Addition

Case Location Map = 

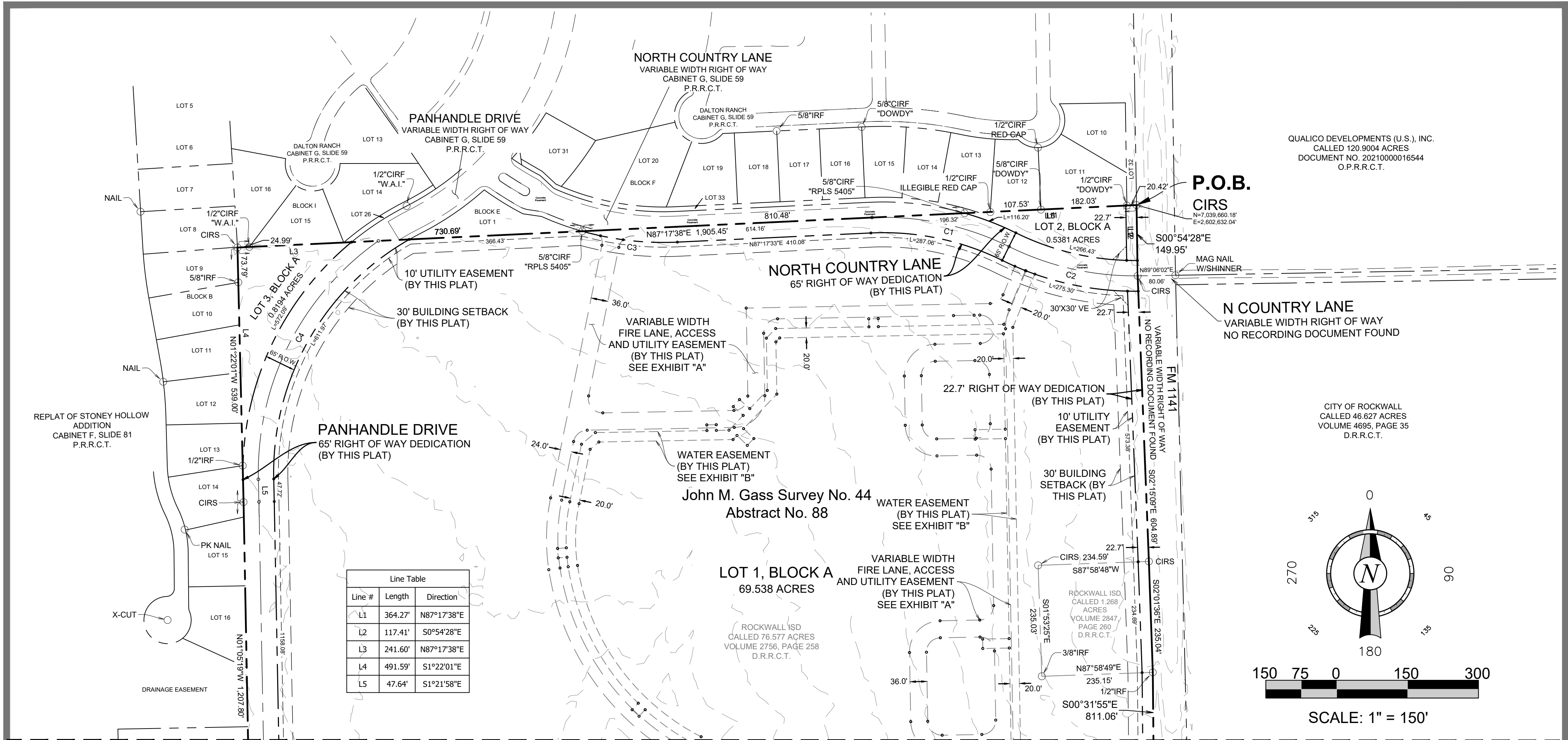


City of Rockwall

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

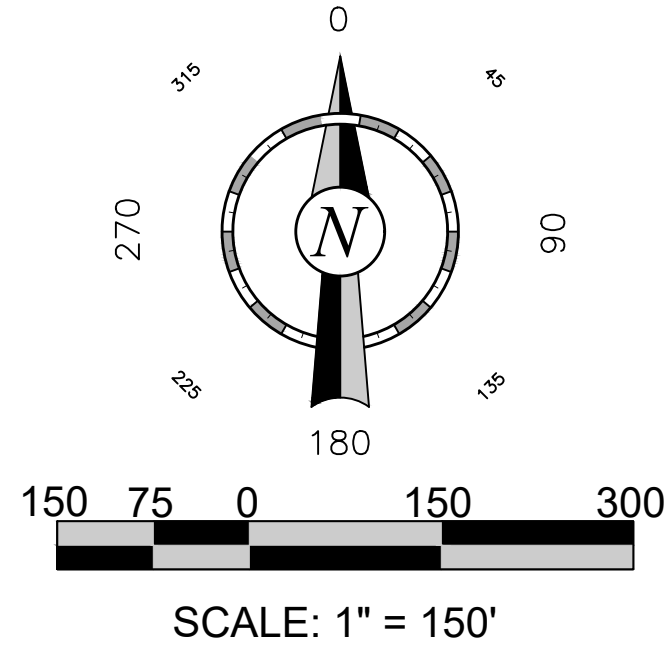
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





QUALICO DEVELOPMENTS (U.S.), INC.
 CALLED 120.9004 ACRES
 DOCUMENT NO. 20210000016544
 O.P.R.R.C.T.

CITY OF ROCKWALL
 CALLED 46.627 ACRES
 VOLUME 4695, PAGE 35
 D.R.R.C.T.

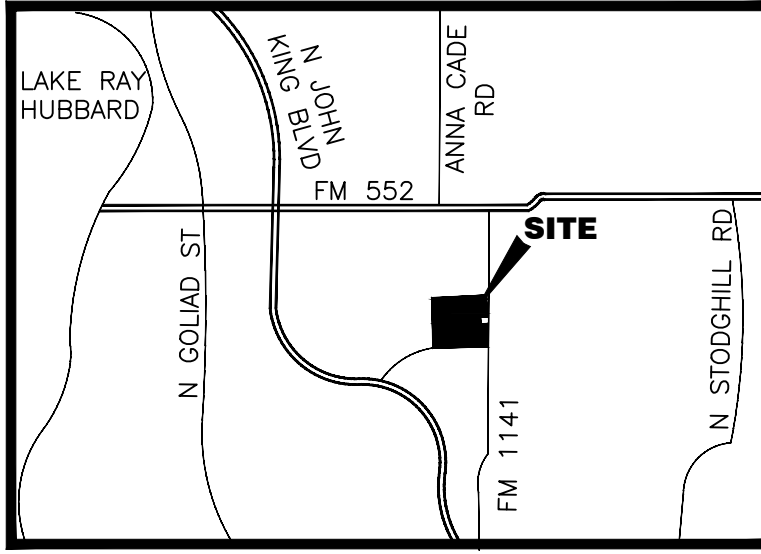


Match Line - See Sheet 2

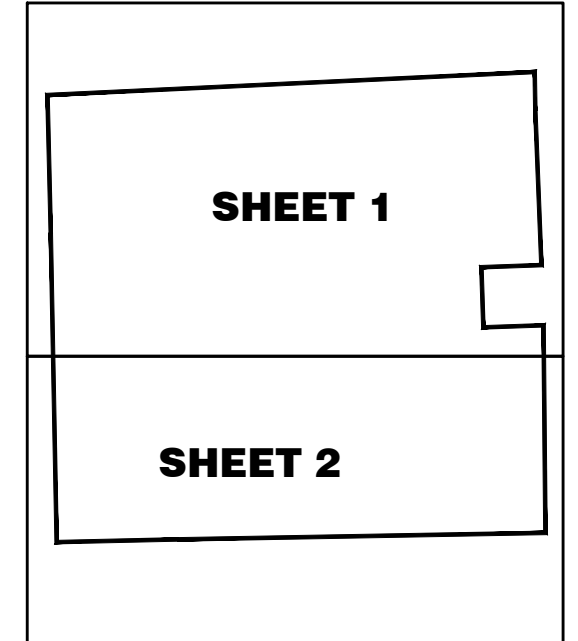
OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104



LOCATION MAP
 NOT TO SCALE



SHEET KEY MAP

- DEED RECORDS, ROCKWALL COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- PLAT RECORDS ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - P.O.B. POINT OF BEGINNING
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - N.G.E. NATURAL GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

LEGEND

- PROPOSED ROW LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE AS NOTED
- PROPOSED FIRE LANE EASEMENT
- PREVIOUS TRACT LINE
- BOUNDARY LINE

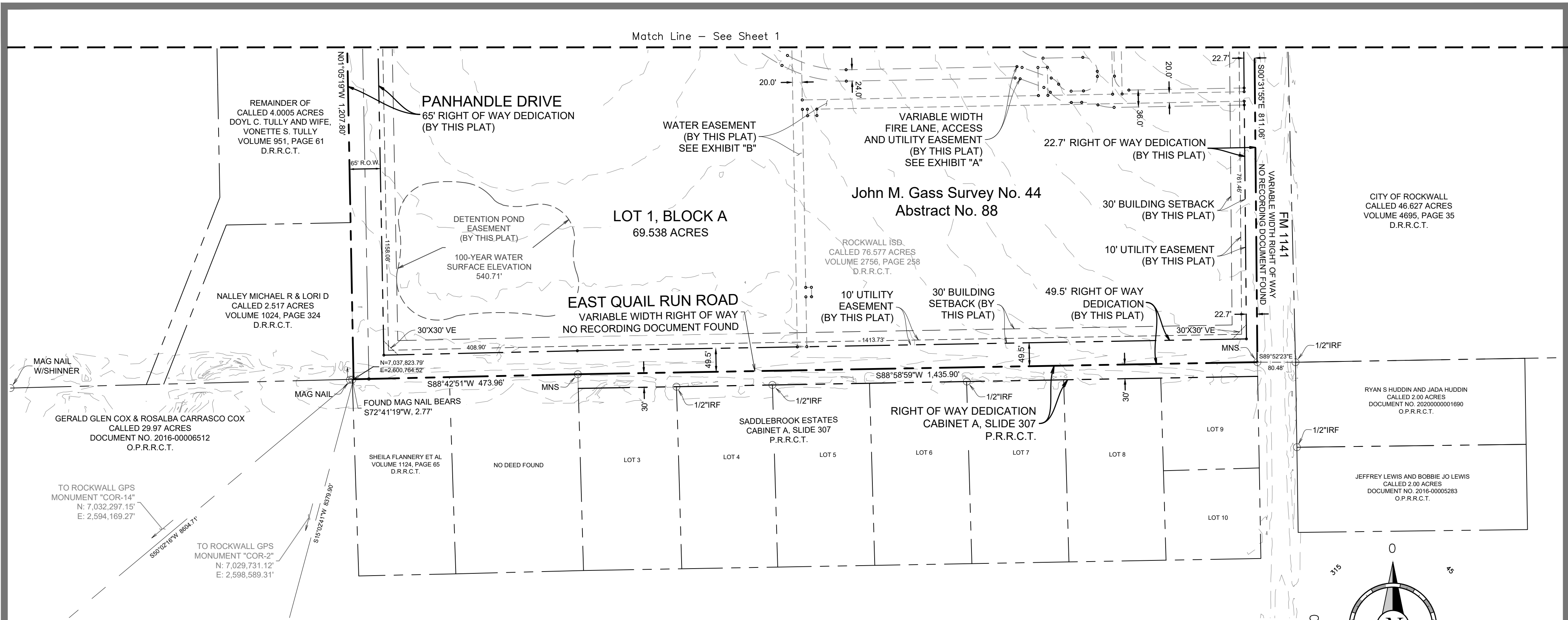
FINAL PLAT

ROCKWALL I.S.D. ADDITION

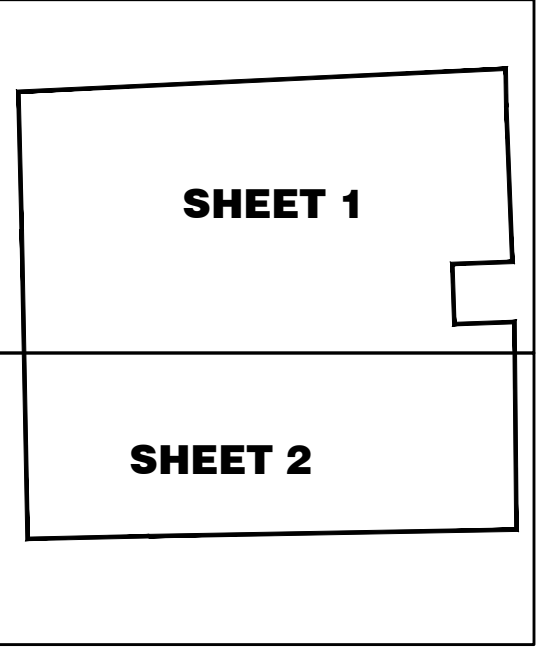
LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: P2022-028

Bowman

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 Phone: (214) 484-8586
 www.bowman.com
 TBPELS #10120600

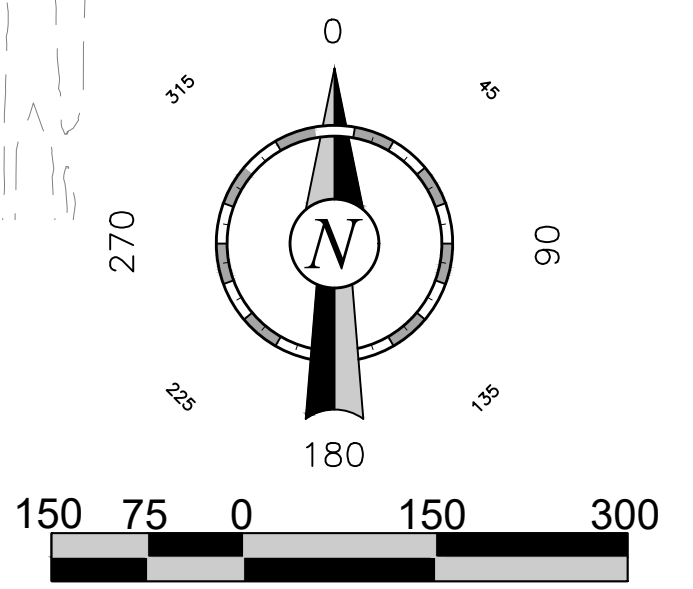


LOCATION MAP
NOT TO SCALE



SHEET KEY MAP

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	S78°01'54"E	296.49'	299.59'	600.08'	28°36'17"
C2	S77°11'02"E	279.26'	281.85'	600.09'	26°54'37"
C3	S83°29'06"E	202.79'	203.67'	632.59'	18°26'48"
C4	S26°43'30"W	565.15'	588.45'	600.09'	56°11'02"



OWNER:
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(469) 698-7031
Contact: William Salee

ENGINEER:
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SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

- DEED RECORDS, ROCKWALL COUNTY, TEXAS**
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS**
- PLAT RECORDS ROCKWALL COUNTY, TEXAS**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
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 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

- LEGEND**
- PROPOSED ROW LINE ————
 - EXISTING LOT LINE - - - - -
 - PROPOSED CENTERLINE ————
 - BUILDING SETBACK LINE ————
 - PROPOSED EASEMENT LINE AS NOTED - - - - -
 - PROPOSED FIRE LANE EASEMENT ————
 - PREVIOUS TRACT LINE ————
 - BOUNDARY LINE ————

FINAL PLAT

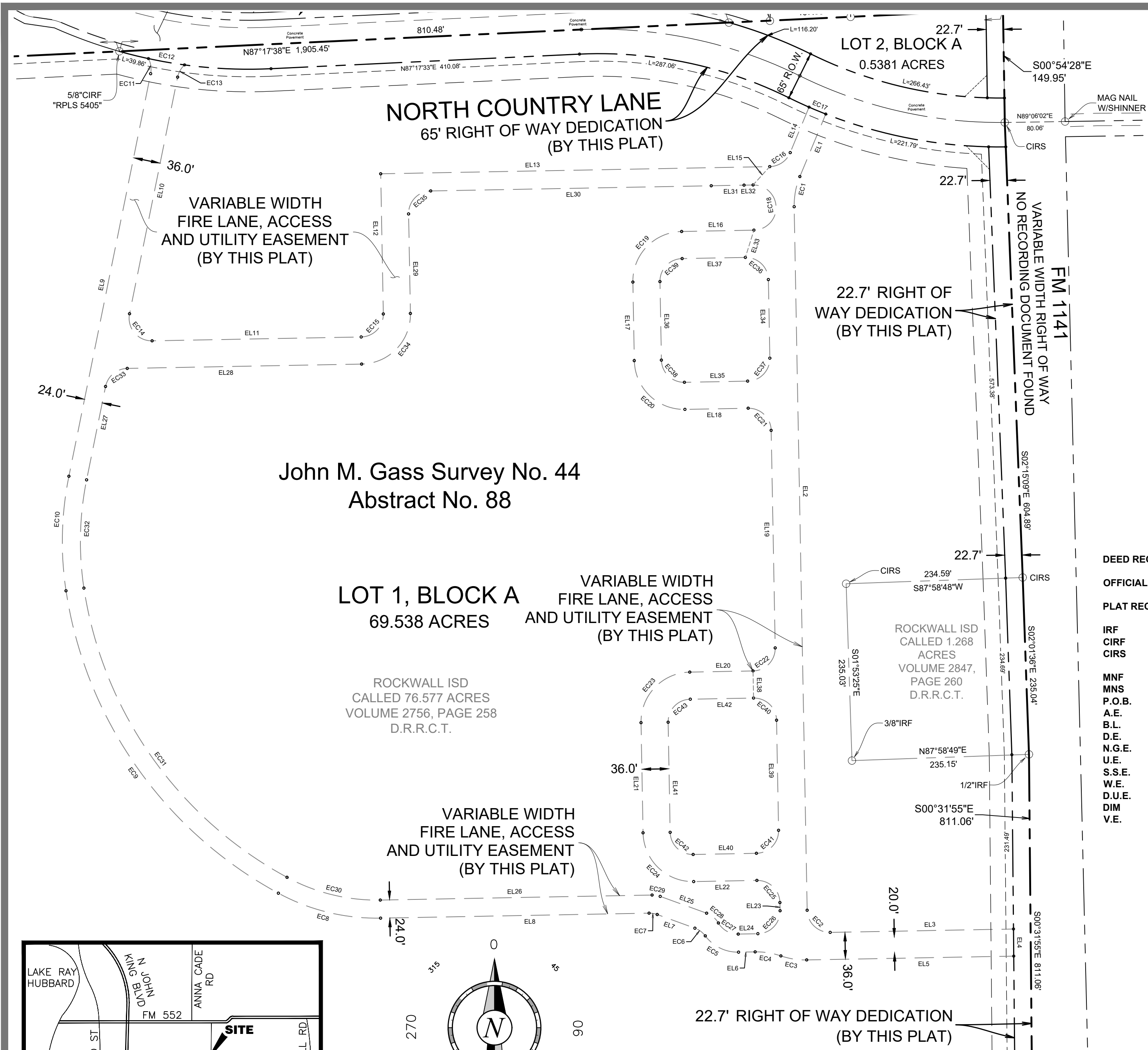
ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-028

Bowman

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TBPELS #10120600

Bowman Job No.: 10305 Drawn By: RAH Sheet: 2 of 6



John M. Gass Survey No. 44
Abstract No. 88

LOT 1, BLOCK A
69.538 ACRES

ROCKWALL ISD
CALLED 76.577 ACRES
VOLUME 2756, PAGE 258
D.R.R.C.T.

LOT 2, BLOCK A
0.5381 ACRES

ROCKWALL ISD
CALLED 1.268
ACRES
VOLUME 2847,
PAGE 260
D.R.R.C.T.

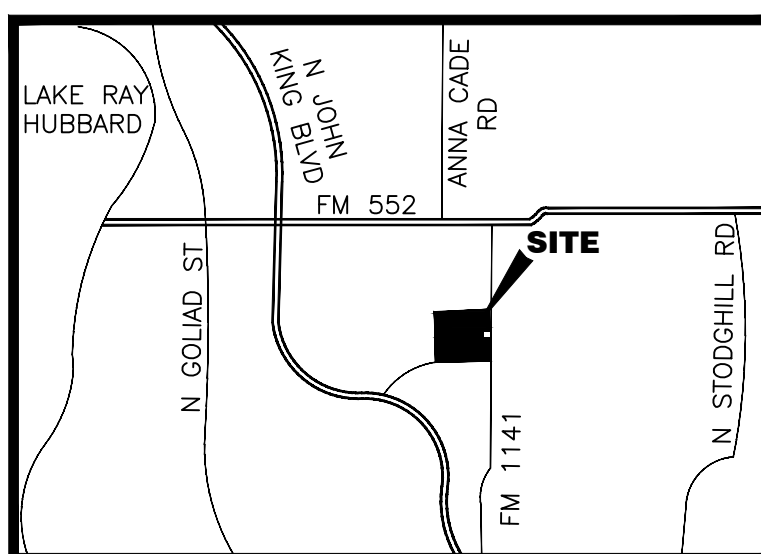
OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
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Contact: William Salee

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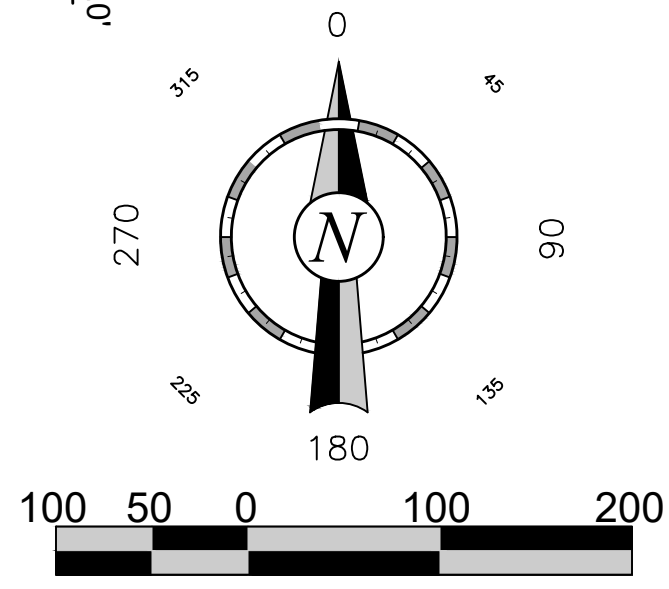
SURVEYOR:
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Fort Worth, TX 76104

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS	PROPOSED ROW LINE	---
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	EXISTING LOT LINE	---
PLAT RECORDS ROCKWALL COUNTY, TEXAS	PROPOSED CENTERLINE	---
IRF	IRON ROD FOUND	○
CIRF	CAPPED IRON ROD FOUND AS NOTED	○
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	○
MNF	MAG NAIL FOUND	○
MNS	MAG NAIL SET	○
P.O.B.	POINT OF BEGINNING	○
A.E.	ACCESS EASEMENT	---
B.L.	BUILDING LINE	---
D.E.	DRAINAGE EASEMENT	---
N.G.E.	NATURAL GAS EASEMENT	---
U.E.	UTILITY EASEMENT	---
S.S.E.	SANITARY SEWER EASEMENT	---
W.E.	WATER LINE EASEMENT	---
D.U.E.	DRAINAGE AND UTILITY EASEMENT	---
DIM	DIMENSION	---
V.E.	VISIBILITY EASEMENT	---
	PROPOSED EASEMENT LINE AS NOTED	---
	PROPOSED FIRE LANE EASEMENT	---
	PREVIOUS TRACT LINE	---
	BOUNDARY LINE	---



LOCATION MAP
NOT TO SCALE

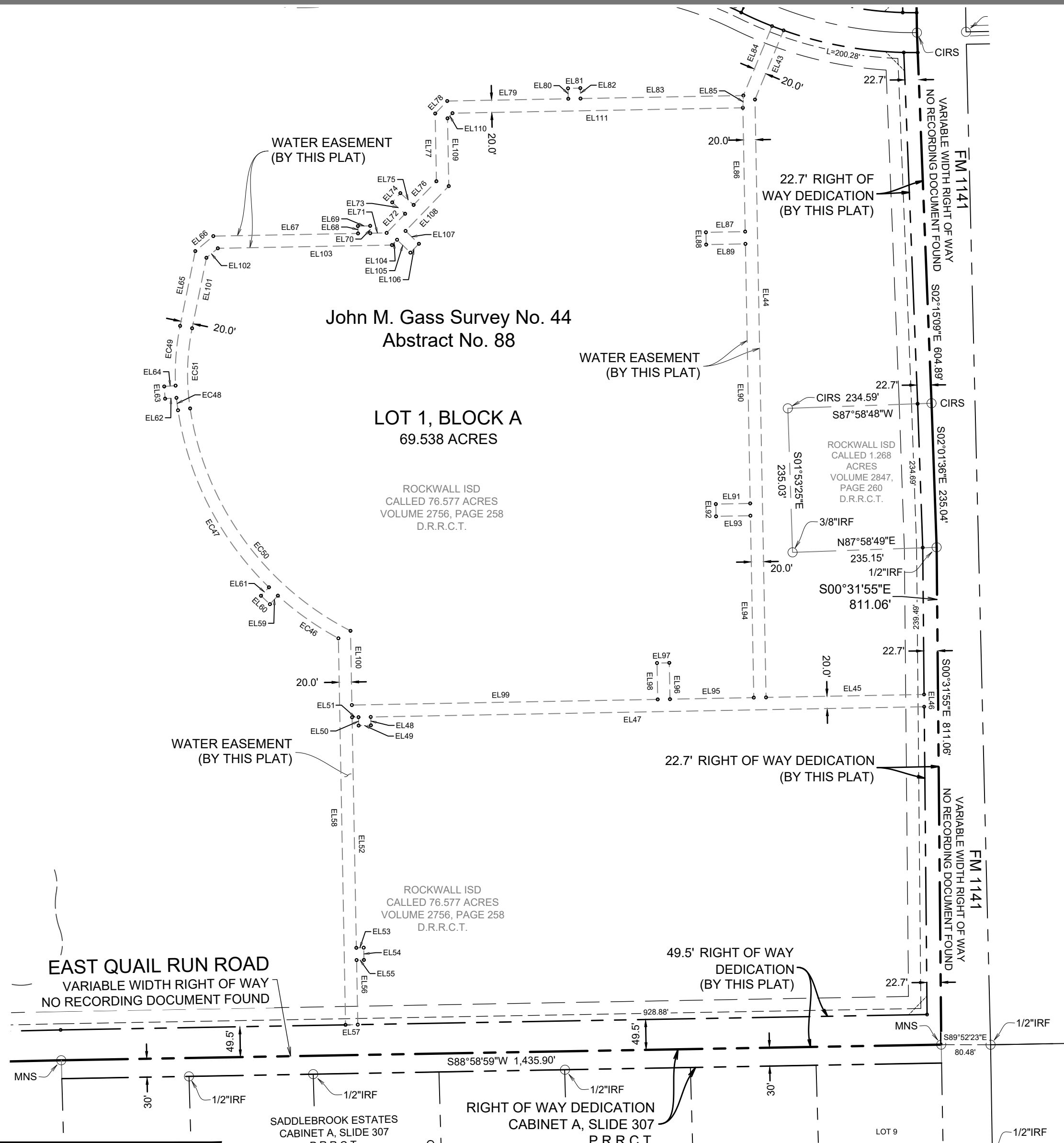


SCALE: 1" = 100'

EXHIBIT "A"

FINAL PLAT
**ROCKWALL I.S.D.
ADDITION**
LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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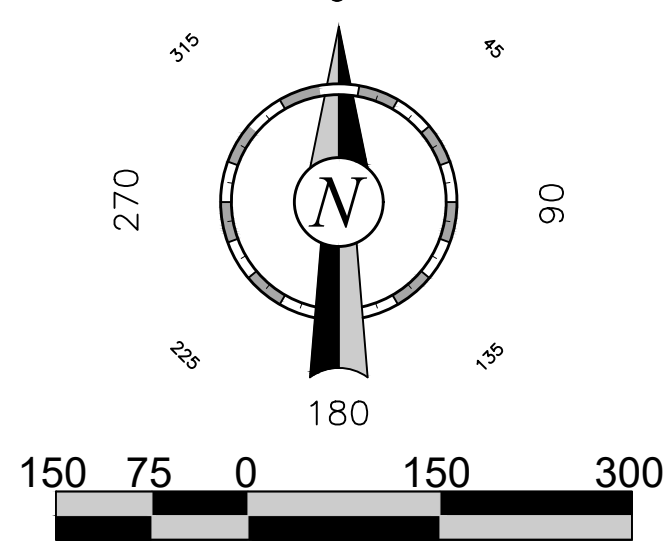
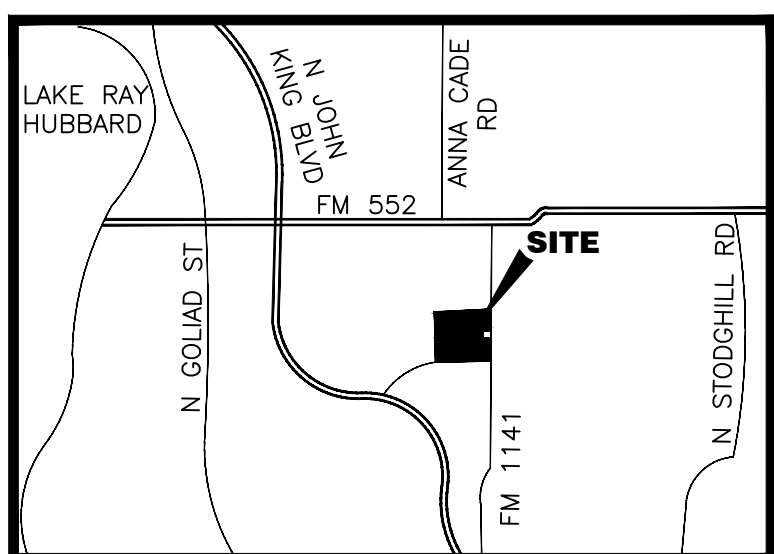
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SURVEYOR:
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 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS		PROPOSED ROW LINE	---
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS		EXISTING LOT LINE	---
PLAT RECORDS ROCKWALL COUNTY, TEXAS		PROPOSED CENTERLINE	---
IRF	IRON ROD FOUND	BUILDING SETBACK LINE	---
CIRF	CAPPED IRON ROD FOUND AS NOTED	PROPOSED EASEMENT LINE AS NOTED	---
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	PROPOSED FIRE LANE EASEMENT	---
MNF	MAG NAIL FOUND	PREVIOUS TRACT LINE	---
MNS	MAG NAIL SET	BOUNDARY LINE	---
P.O.B.	POINT OF BEGINNING		
A.E.	ACCESS EASEMENT		
B.L.	BUILDING LINE		
D.E.	DRAINAGE EASEMENT		
N.G.E.	NATURAL GAS EASEMENT		
U.E.	UTILITY EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
W.E.	WATER LINE EASEMENT		
D.U.E.	DRAINAGE AND UTILITY EASEMENT		
DIM	DIMENSION		
V.E.	VISIBILITY EASEMENT		



SCALE: 1" = 150'

EXHIBIT "B"

FINAL PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: P2022-028

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 Fort Worth, TX 76104
 TBPELS #10120600

Phone: (214) 484-8586
 www.bowman.com

Line Table		
Line #	Length	Direction
EL1	89.90'	S22°28'33"W
EL2	934.58'	S1°03'39"E
EL3	243.44'	N88°56'21"E
EL4	36.00'	S0°31'55"E
EL5	274.99'	S88°56'21"W
EL6	21.97'	S88°56'21"W
EL7	53.27'	N70°03'39"W
EL8	356.57'	S88°56'21"W
EL9	545.64'	N11°28'40"E
EL10	320.73'	S11°28'40"W
EL11	277.63'	N88°56'21"E
EL12	186.21'	N1°03'39"W
EL13	516.67'	N88°56'21"E
EL14	65.44'	N22°28'33"E
EL15	32.96'	S42°11'56"W
EL16	96.00'	S88°56'21"W
EL17	104.37'	S1°03'39"E
EL18	84.00'	N88°56'21"E
EL19	289.01'	S1°03'39"E
EL20	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL21	146.29'	S1°03'39"E
EL22	84.00'	N88°56'21"E
EL23	10.85'	S1°03'39"E
EL24	26.09'	S88°56'21"W
EL25	65.54'	N70°03'39"W
EL26	361.02'	S88°56'21"W
EL27	126.56'	N11°28'40"E
EL28	311.27'	N88°56'21"E
EL29	132.21'	N1°03'39"W
EL30	372.50'	N88°56'21"E
EL31	43.59'	N88°56'21"E
EL32	12.00'	N88°56'21"E
EL33	37.95'	S17°22'25"W
EL34	104.37'	S1°03'39"E
EL35	84.00'	S88°56'21"W
EL36	104.37'	N1°03'39"W
EL37	84.00'	N88°56'21"E
EL38	36.00'	S1°03'39"E
EL39	146.29'	S1°03'39"E
EL40	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL41	146.29'	N1°03'39"W
EL42	84.00'	N88°56'21"E
EL43	122.04'	S22°28'33"W
EL44	975.16'	S1°03'39"E
EL45	257.87'	N88°56'21"E
EL46	20.00'	S0°31'55"E
EL47	903.09'	S88°56'21"W
EL48	13.59'	S1°03'39"E
EL49	20.00'	S88°56'21"W
EL50	13.59'	N1°03'39"W
EL51	10.42'	S88°56'21"W
EL52	375.96'	S1°03'39"E
EL53	12.00'	N88°56'21"E
EL54	20.00'	S1°03'39"E
EL55	12.00'	S88°56'21"W
EL56	105.28'	S1°03'39"E
EL57	20.00'	S88°58'59"W
EL58	630.46'	N1°03'39"W
EL59	19.01'	S43°06'14"W
EL60	20.00'	N46°53'46"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	S10°42'26"W	40.79'	41.08'	100.00'	23°32'15"
EC2	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC3	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC4	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC5	N63°56'27"W	49.23'	51.12'	54.00'	54°14'24"
EC6	N53°26'27"W	17.16'	17.40'	30.00'	33°14'24"
EC7	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC8	N76°17'12"W	139.75'	141.31'	274.00'	29°32'54"
EC9	N35°04'05"W	490.75'	508.62'	551.00'	52°53'20"
EC10	N1°25'38"E	152.18'	152.97'	436.00'	20°06'05"
EC11	N8°16'15"W	20.27'	20.68'	30.00'	39°29'50"
EC12	S80°04'36"E	48.68'	48.69'	632.59'	4°24'36"
EC13	S29°36'27"W	18.67'	18.99'	30.00'	36°15'34"
EC14	S39°47'29"E	46.81'	53.69'	30.00'	102°32'19"
EC15	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N55°42'27"E	32.88'	34.80'	30.00'	66°27'48"
EC17	S67°29'18"E	24.00'	24.00'	632.59'	2°10'26"
EC18	S1°03'37"E	60.00'	94.25'	30.00'	180°00'04"
EC19	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC20	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC22	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC23	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC24	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"
EC25	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC26	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N60°46'47"W	30.25'	31.71'	30.00'	60°33'43"
EC28	N50°16'47"W	20.31'	20.71'	30.00'	39°33'43"
EC29	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC30	N76°17'12"W	127.50'	128.93'	250.00'	29°32'54"
EC31	N35°04'05"W	469.38'	486.47'	527.00'	52°53'20"
EC32	N1°25'38"E	143.80'	144.54'	412.00'	20°06'05"
EC33	N50°12'31"E	37.54'	40.56'	30.00'	77°27'41"
EC34	N43°56'21"E	93.34'	103.67'	66.00'	90°00'00"
EC35	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC36	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC37	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC38	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC39	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC40	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"

Line Table		
Line #	Length	Direction
EL61	19.01'	N43°06'14"E
EL62	18.54'	S85°47'38"W
EL63	20.00'	N4°12'22"W
EL64	18.54'	N85°47'38"E
EL65	124.37'	N11°28'40"E
EL66	38.23'	N50°12'31"E
EL67	236.20'	N88°56'21"E
EL68	12.00'	N1°03'39"W
EL69	20.00'	N88°56'21"E
EL70	12.00'	S1°03'39"E
EL71	26.70'	N88°56'21"E
EL72	43.33'	N43°56'21"E
EL73	28.06'	N48°25'58"W
EL74	20.00'	N41°34'02"E
EL75	28.89'	S48°25'58"E
EL76	53.64'	N43°56'21"E
EL77	110.48'	N1°03'39"W
EL78	28.28'	N43°56'21"E
EL79	197.54'	N88°56'21"E
EL80	17.00'	N1°03'39"W

Line Table		
Line #	Length	Direction
EL81	20.00'	N88°56'21"E
EL82	17.00'	S1°03'39"E
EL83	265.72'	N88°56'21"E
EL84	122.54'	N22°28'33"E
EL85	20.03'	S2°17'21"W
EL86	201.94'	S1°03'39"E
EL87	64.00'	S88°56'21"W
EL88	20.00'	S1°03'39"E
EL89	64.00'	N88°56'21"E
EL90	423.35'	S1°03'39"E
EL91	56.10'	S88°56'21"W
EL92	20.00'	S1°03'39"E
EL93	56.10'	N88°56'21"E
EL94	296.73'	S1°03'39"E
EL95	136.77'	S88°56'21"W
EL96	59.29'	N1°03'39"W
EL97	20.00'	S88°56'21"W
EL98	59.29'	S1°03'39"E
EL99	499.06'	S88°56'21"W
EL100	121.08'	N1°03'39"W

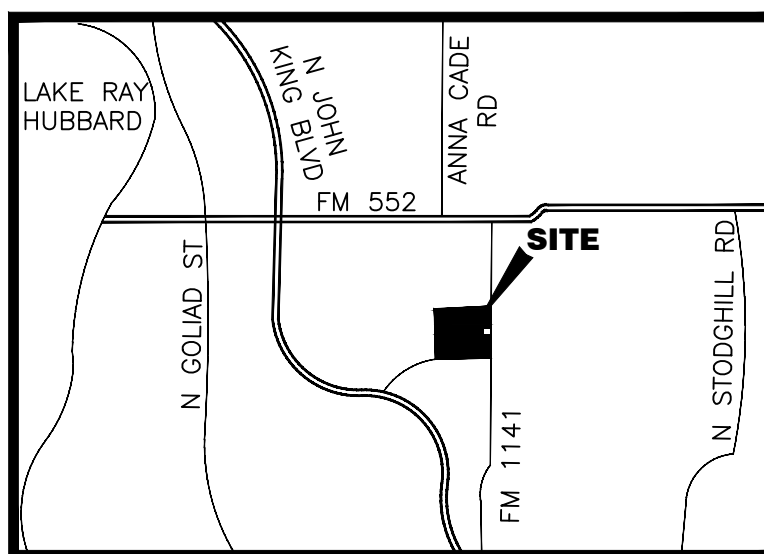
Line Table		
Line #	Length	Direction
EL101	117.34'	N11°28'40"E
EL102	24.17'	N50°12'31"E
EL103	284.16'	N88°56'21"E
EL104	12.00'	N43°56'21"E
EL105	30.21'	S46°03'39"E
EL106	20.00'	N43°56'21"E
EL107	30.21'	N46°03'39"W
EL108	101.56'	N43°56'21"E
EL109	110.48'	N1°03'39"W
EL110	11.72'	N43°56'21"E
EL111	473.81'	N88°56'21"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC42	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC46	N54°49'25"W	120.71'	120.99'	509.50'	13°36'21"
EC47	N27°11'51"W	324.58'	330.34'	509.50'	37°08'53"
EC48	N7°08'28"W	20.41'	20.41'	394.50'	2°57'53"
EC49	N4°21'43"E	97.74'	97.99'	394.50'	14°13'54"
EC50	N35°48'15"W	447.20'	464.43'	489.50'	54°21'41"
EC51	N1°25'38"E	130.71'	131.39'	374.50'	20°06'05"

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104



LOCATION MAP
 NOT TO SCALE

FINAL PLAT

ROCKWALL I.S.D.
ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: P2022-028

Bowman

© 2021 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8586
 Fort Worth, TX 76104 www.bowman.com
 TBPELS #10120600

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 69.538 acre tract of land situated within the John M Gass Survey No. 44, Abstract No. 88, City of Rockwall, Rockwall County, Texas, and being all of a called 76.577 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2756, Page 258 of the Deed Records of Rockwall County, Texas (hereafter referred to as the ISD Tract). Said 69.538 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said ISD Tract, being on the west right of way line of FM 1141, a variable width right of way, as evidenced by the plat designated as "Dalton Ranch" recorded in Cabinet G, Slide 59 of the Plat Records of Rockwall County, Texas;

THENCE SOUTH 00 degrees 54 minutes 28 seconds EAST, 149.95 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE SOUTH 02 degrees 15 minutes 09 seconds EAST, 604.89 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of a called 1.268 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2847, Page 260 of said Deed Records;

THENCE SOUTH 02 degrees 01 minute 36 seconds EAST, 235.04 feet with the with the west right of way line of said FM 1141 to a 1/2-inch iron rod found at the southeast corner of said called 1.268 acre tract of land;

THENCE SOUTH 00 degrees 31 minutes 55 seconds EAST, 811.06 feet with the west right of way line of said FM 1141 to a MAG nail with shiner set at the southeast corner of said ISD Tract, being the northeast corner of a 30-foot right of way dedication for East Quail Run Road as dedicated on the plat designated as "Saddlebrook Estates" recorded in Cabinet A, Slide 307 of said Plat Records;

THENCE SOUTH 88 degrees 58 minutes 59 seconds WEST, 1,435.90 feet with the south line of said ISD Tract, being the north line of said right of way dedication and the approximate centerline of said East Quail Run Road to a MAG nail with shiner set at the northwest corner of said right of way dedication;

THENCE SOUTH 88 degrees 42 minutes 51 seconds WEST, 473.96 feet with the south line of said ISD Tract and the approximate centerline of said East Quail Run Road to the southwest corner of said ISD Tract from which a found MAG nail bears SOUTH 72 degrees 41 minutes 19 seconds WEST, 2.77 feet;

THENCE NORTH 01 degree 05 minutes 19 seconds WEST, 1,207.80 feet with the west line of said ISD Tract and being the east line of a called 2.517 acre tract of land as described in the deed to Michael R and Lori D Nalley recorded in Volume 1024, Page 324 of said Deed Records, the east line of the remainder of a called 4.0005 acre tract of land as described in the deed to Doyl C. Tully and wife, Vonette S. Tully recorded in Volume 951, Page 61 of said Deed Records and being the east line of Block B of the plat designated as "Replat of Stoney Hollow Addition" recorded in Cabinet F, Slide 81 of said Plat Records to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE NORTH 01 degree 22 minutes 01 second WEST, 539.00 feet with the west line of said ISD Tract and being the east line of said Block B to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northwest corner of said ISD Tract and being the southwest corner of said Dalton Ranch;

THENCE NORTH 87 degrees 17 minutes 38 seconds EAST, 1,905.45 feet with the north line of said ISD Tract and being the south line of said Dalton Ranch to the POINT OF BEGINNING containing 69.538 acres.

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 I.S.D. ADDITION** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL I.S.D. ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 in the detention and drainage easements.

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.

Rockwall Independent School District

Rockwall Independent School District - Dr. John Villarreal
 Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, **2022**.

Notary Public in and for the State of Texas My Commission Expires

PLAT NOTES:

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.
- According to Map No. 48397C0035L and 48397C0030L, both dated 09/26/2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, Panel 30 and 35 of 145, this property is within Zone X unshaded, based on scaled imaging.

GENERAL NOTES:

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 94 (PD-94) District for Neighborhood Services (NS) District land uses.

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSLs & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released to the City for review. 2022-12

 ROBERT A. HANSEN
 LSLs & REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 6439
 RHANSEN@BOWMAN.COM
 DATE:

**STATE OF TEXAS
 COUNTY OF
 ROCKWALL**

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

Given upon my hand and seal of office this _____ day of _____, **2022**.


Notary Public in and for the State of Texas My Commission Expires

<p align="center">RECOMMENDED FOR FINAL APPROVAL:</p> <p>_____</p> <p align="center">Planning & Zoning Commission, Chairman Date</p>		
<p>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 _____, 2022.</p> <p>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.</p> <p>WITNESS OUR HANDS, this _____ day of _____, 2022.</p>		
_____	_____	_____
Mayor, City of Rockwall	City Secretary	City Engineer

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

FINAL PLAT ROCKWALL I.S.D. ADDITION LOTS 1 AND 2, BLOCK A BEING 76.536 ACRES SITUATED WITHIN THE JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS Case No: P2022-028		
 <p align="center">© 2021 Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8888 Fort Worth, TX 76104 www.bowman.com TBPELS #10120600</p>		
Bowman Job No.: 10305	Drawn By: RAP	Sheet: 6 of 6



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: January 3, 2023
APPLICANT: Robert Howman; *Glenn Engineering*
CASE NUMBER: P2022-058; *Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition*

SUMMARY

Consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 76.068-acre tract of land (*i.e. Tracts 14-01 & 14-11 of the J.M Glass Survey, Abstract No. 88*) for the purpose of establishing two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Rockwall ISD Addition*) and the fire lanes and utility easements necessary to develop a *Public Secondary School* on the subject property.
- On June 15, 1998, the subject property was annexed by the City Council through *Ordinance No. 98-20 [Case No. A1998-002]*. On May 2, 2022, City Council approved a zoning change through *Ordinance No. 22-24 [Case No. Z2022-014]* changing the zoning of the subject property from an Agricultural (AG) District to Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses. On July 5, 2022, the City Council approved a *Preliminary Plat* and denied *Infrastructure Variances [Case No. P2022-029]* for the subject property. On July 12, 2022, the Planning and Zoning approved a Site Plan [*Case No. SP2022-018*] for the construction of a *Public Secondary School* on the subject property.
- 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 Final 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 City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, Rockwall ISD 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; and,

- (2) Any construction resulting from the approval of this Replat 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 December 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat 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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2850 FM 1141, Rockwall, Texas 75098			
SUBDIVISION	Rockwall ISD Addition	LOT	1	BLOCK A
GENERAL LOCATION	Northwest corner of Quail Run Road and FM 1141			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD for NS Uses	CURRENT USE	Public School	
PROPOSED ZONING		PROPOSED USE		
ACREAGE	69.539 acres	LOTS [CURRENT]	1 & 2	LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	Rockwall Independent School District	<input type="checkbox"/> APPLICANT	Glenn Engineering Corporation
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive, Ste 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.717.5151
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

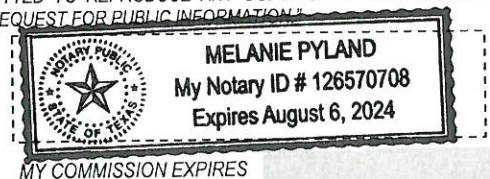
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,690.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE NINTH DAY OF DECEMBER, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

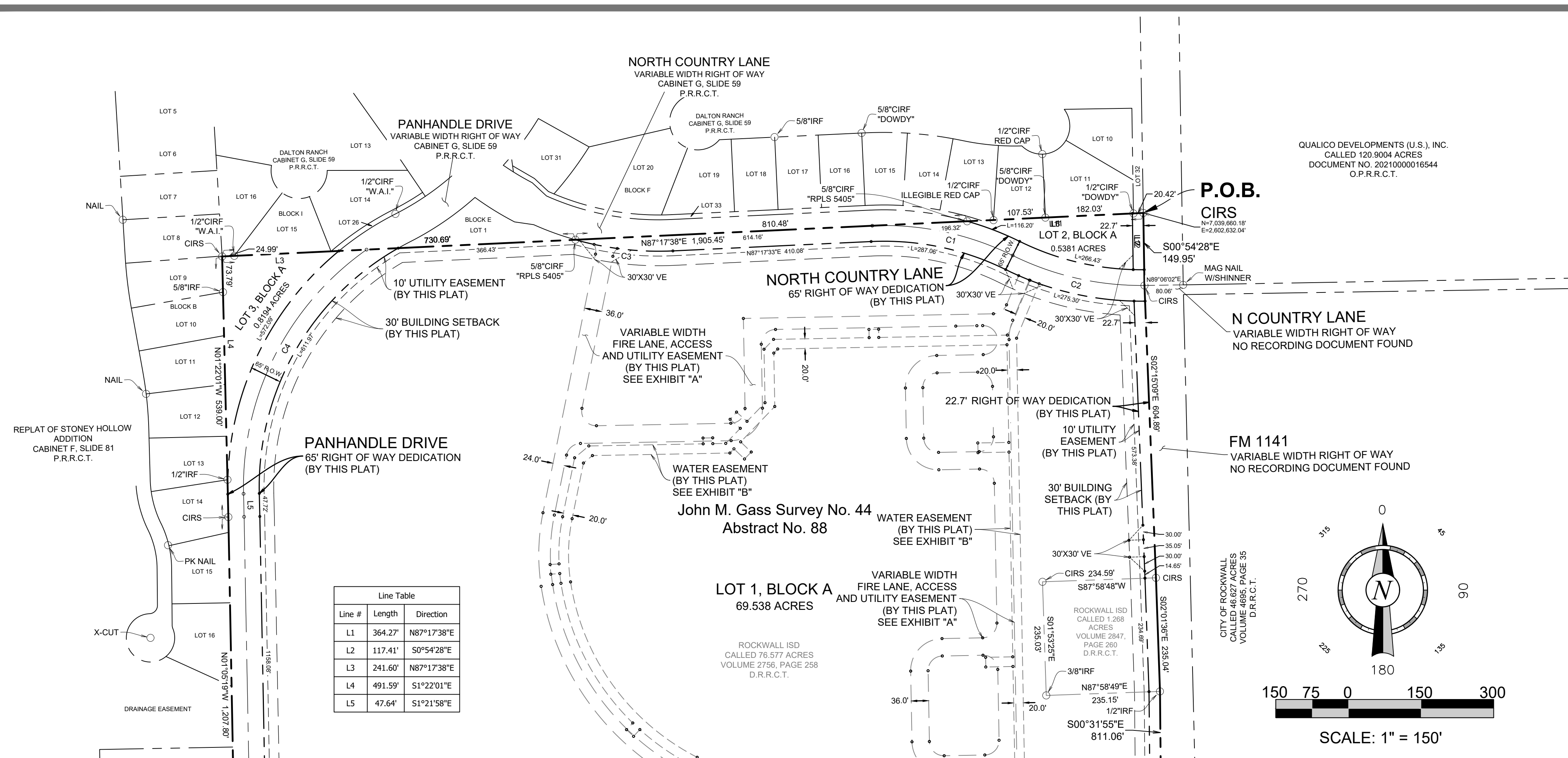
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF December, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
[Signature]



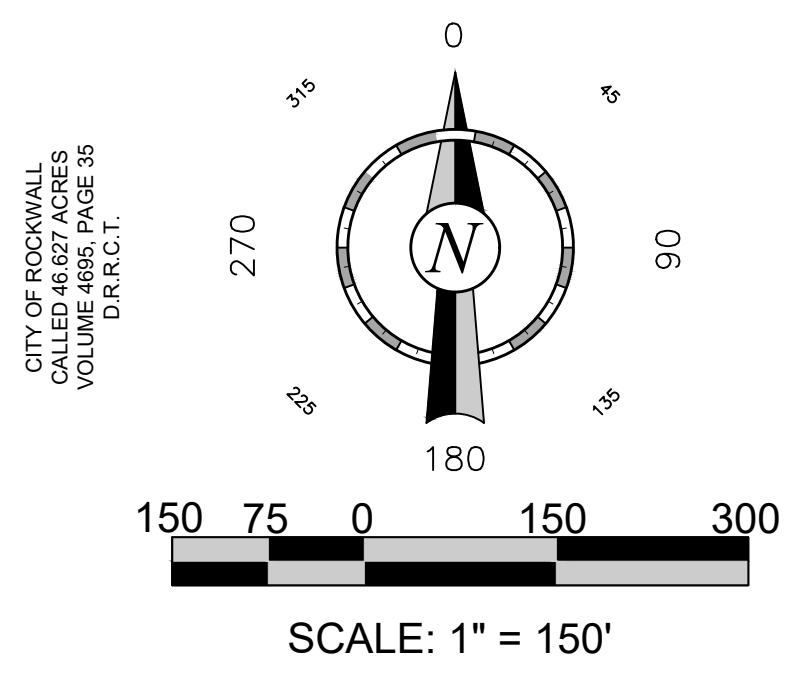


QUALICO DEVELOPMENTS (U.S.), INC.
 CALLED 120.9004 ACRES
 DOCUMENT NO. 2021000016544
 O.P.R.C.T.

P.O.B.
 CIRS
 N=7,039,660.18'
 E=2,602,632.04'

N COUNTRY LANE
 VARIABLE WIDTH RIGHT OF WAY
 NO RECORDING DOCUMENT FOUND

FM 1141
 VARIABLE WIDTH RIGHT OF WAY
 NO RECORDING DOCUMENT FOUND

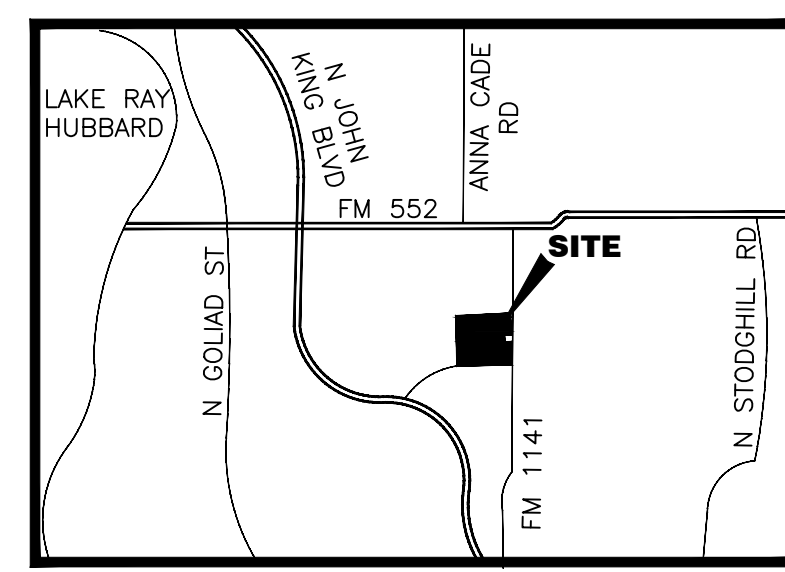


Match Line - See Sheet 2

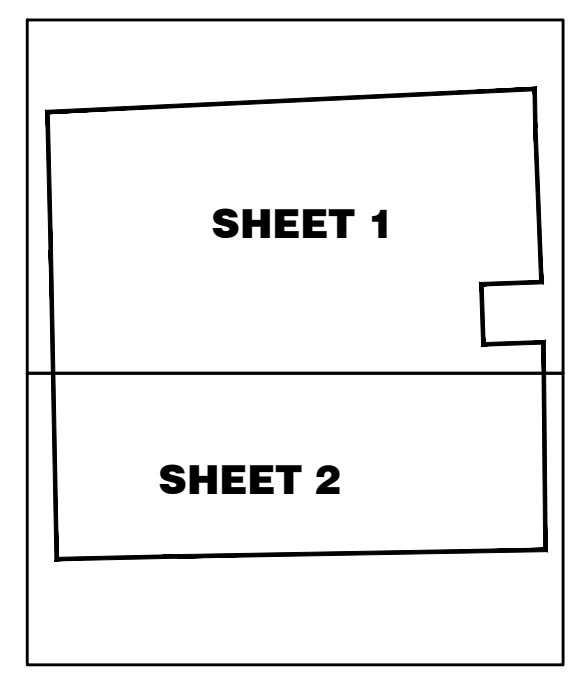
OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104



LOCATION MAP
 NOT TO SCALE



SHEET KEY MAP

- DEED RECORDS, ROCKWALL COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- PLAT RECORDS ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - P.O.B. POINT OF BEGINNING
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - N.G.E. NATURAL GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

LEGEND

- PROPOSED ROW LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE AS NOTED
- PROPOSED FIRE LANE EASEMENT
- PREVIOUS TRACT LINE
- BOUNDARY LINE

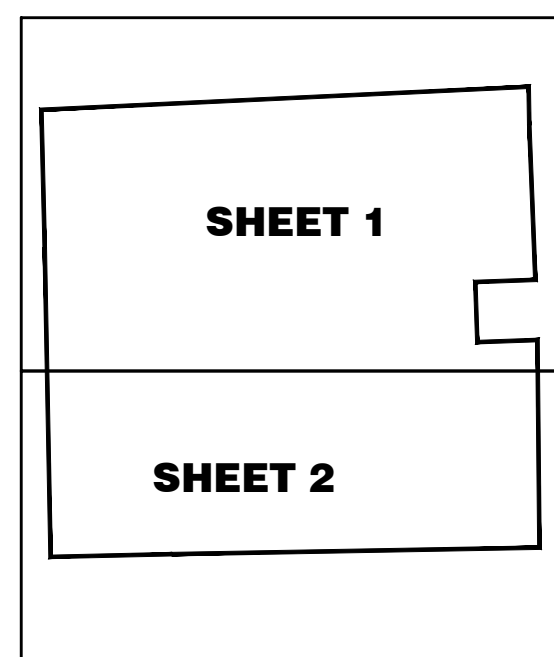
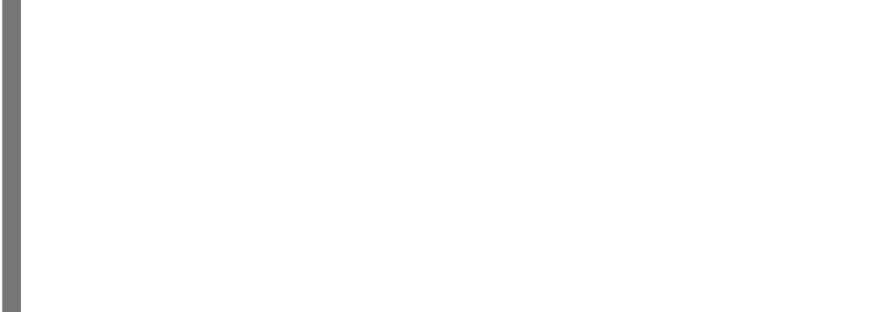
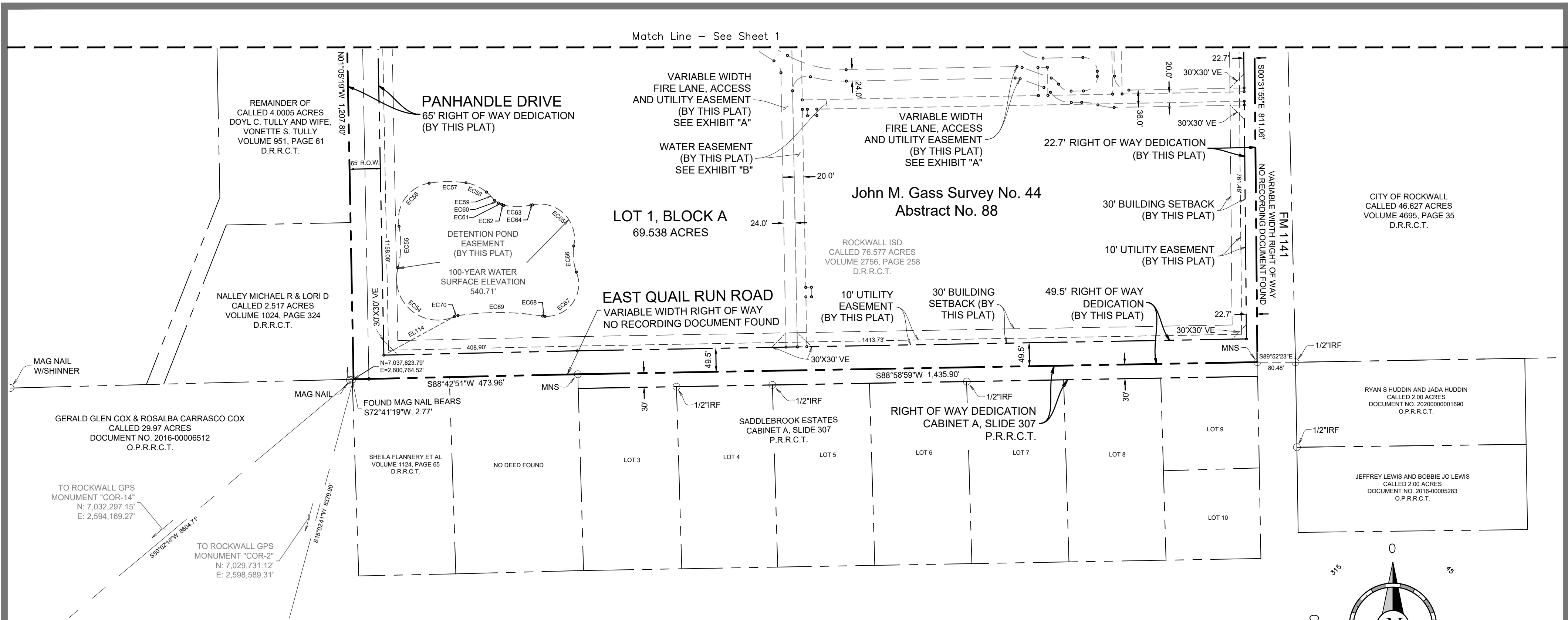
FINAL PLAT

ROCKWALL I.S.D. ADDITION

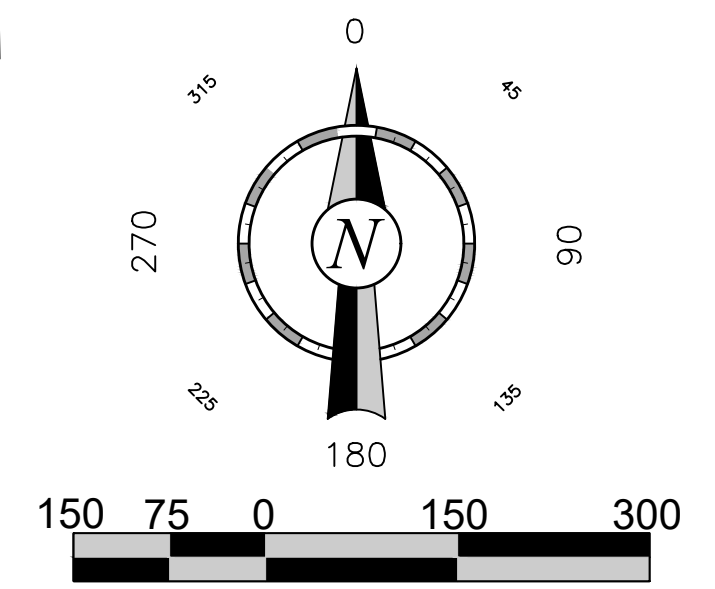
LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	S78°01'54"E	296.49'	299.59'	600.08'	28°36'17"
C2	S77°11'02"E	279.26'	281.85'	600.09'	26°54'37"
C3	S83°29'06"E	202.79'	203.67'	632.59'	18°26'48"
C4	S26°43'30"W	565.15'	588.45'	600.09'	56°11'02"



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- DEED RECORDS, ROCKWALL COUNTY, TEXAS**
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS**
- PLAT RECORDS ROCKWALL COUNTY, TEXAS**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
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- LEGEND**
- PROPOSED ROW LINE
 - EXISTING LOT LINE
 - PROPOSED CENTERLINE
 - BUILDING SETBACK LINE
 - PROPOSED EASEMENT LINE AS NOTED
 - PROPOSED FIRE LANE EASEMENT
 - PREVIOUS TRACT LINE
 - BOUNDARY LINE

FINAL PLAT

ROCKWALL I.S.D. ADDITION

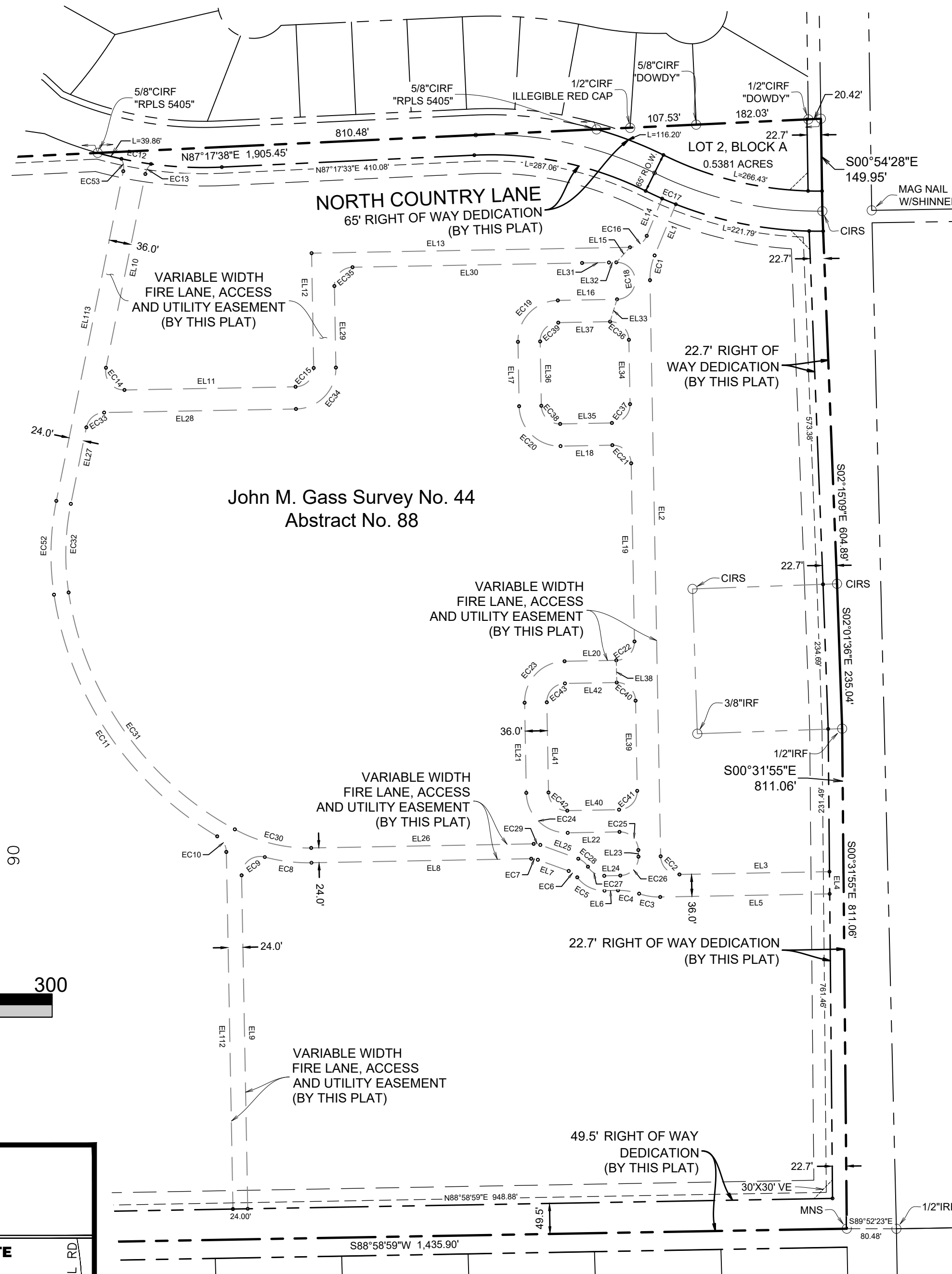
LOTS 1 AND 2, BLOCK A
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Sheet: 2 of 6 Drawn By: RAH Case No: P2022-058



John M. Gass Survey No. 44
Abstract No. 88

OWNER:
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LEGEND

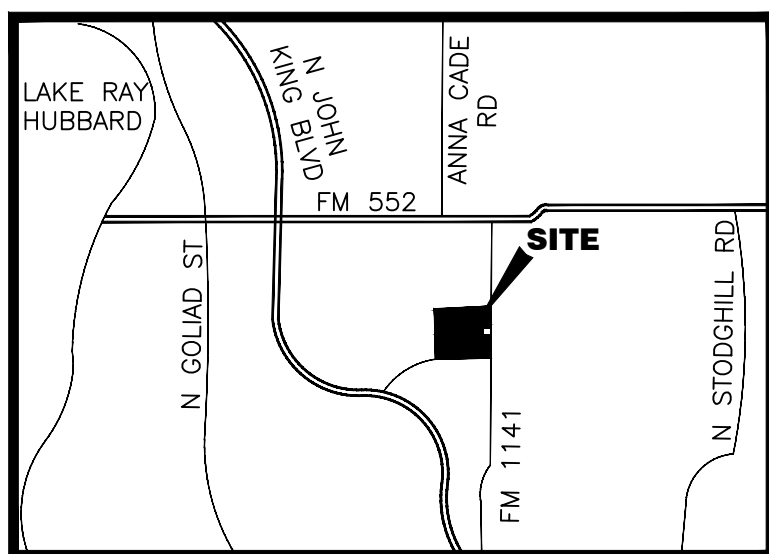
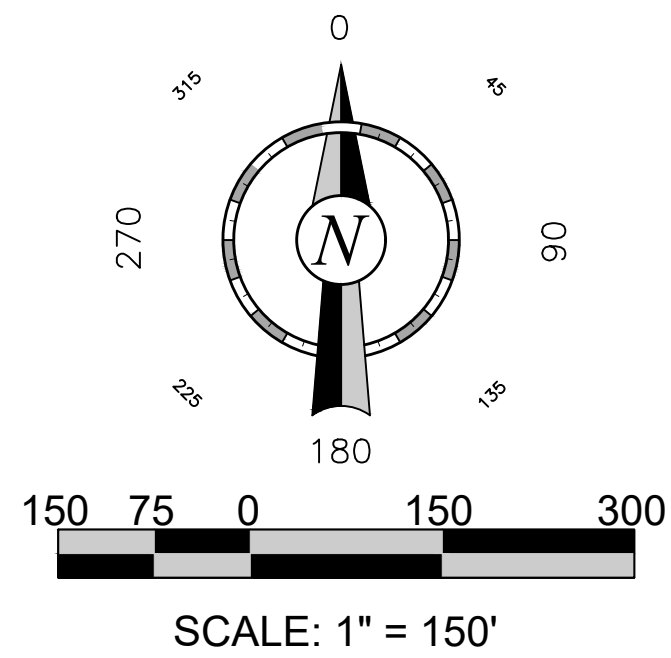
DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND AS NOTED
CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
MNF MAG NAIL FOUND
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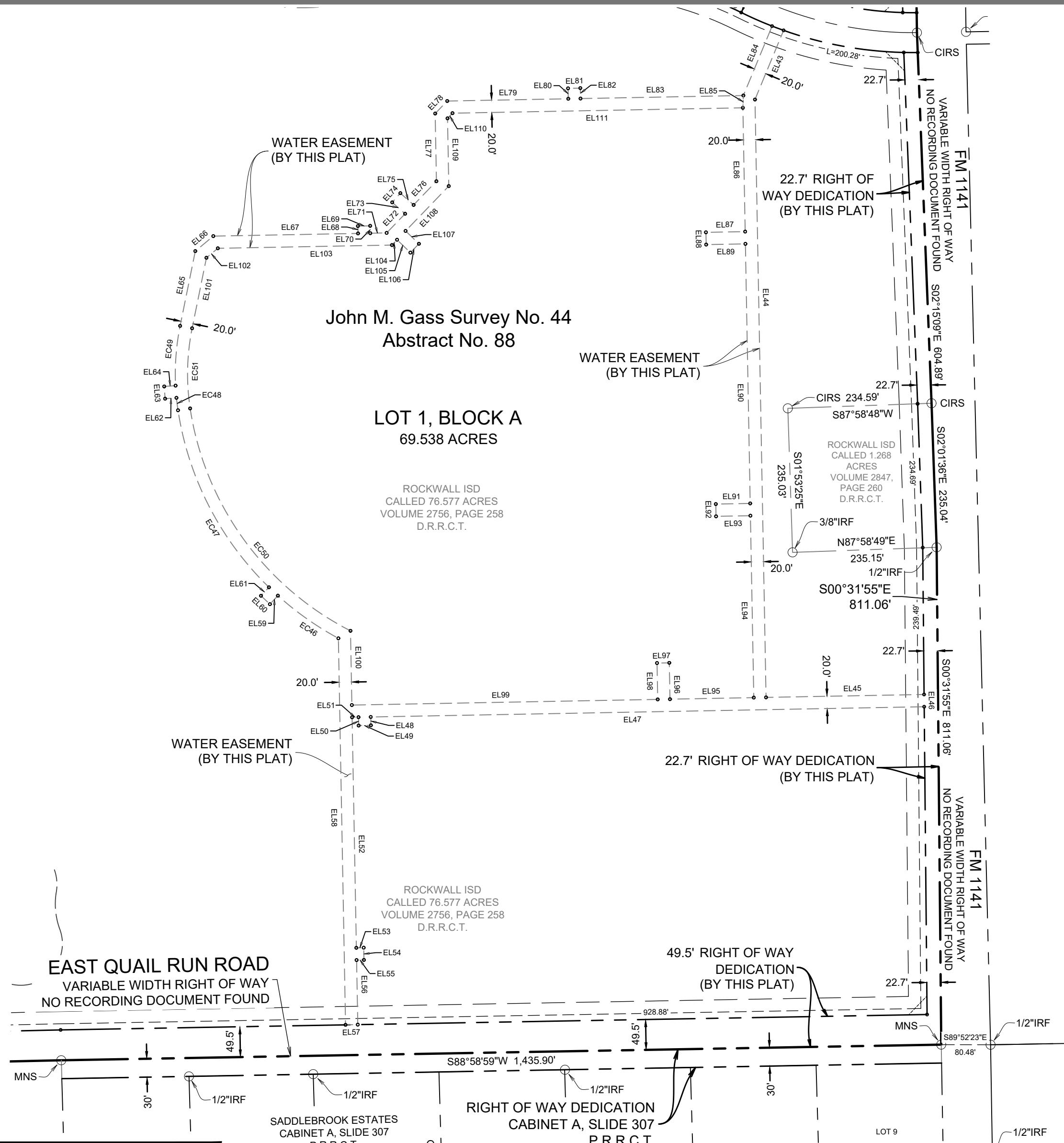
LOCATION MAP
NOT TO SCALE

EXHIBIT "A"

FINAL PLAT
**ROCKWALL I.S.D.
ADDITION**
LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
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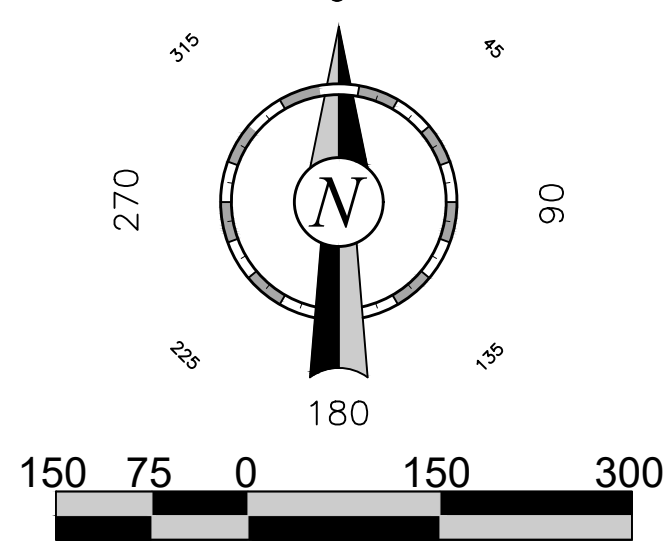
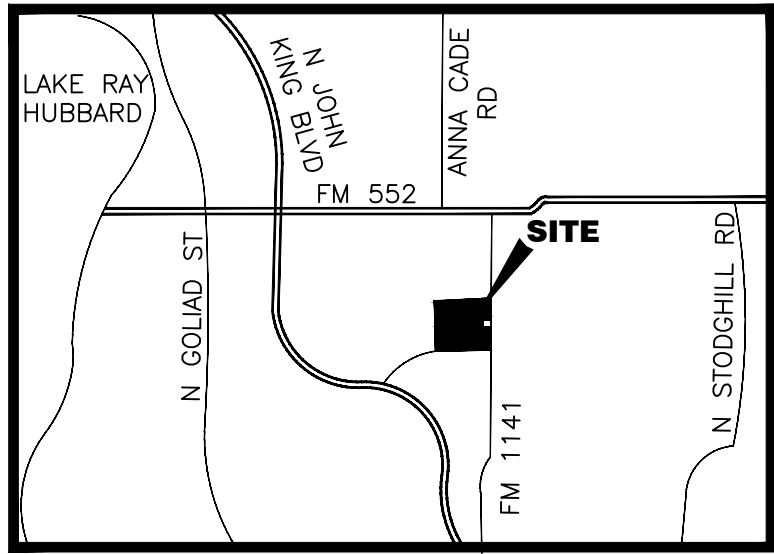
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LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS	PROPOSED ROW LINE ————
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	EXISTING LOT LINE ————
PLAT RECORDS ROCKWALL COUNTY, TEXAS	PROPOSED CENTERLINE ————
IRF IRON ROD FOUND	BUILDING SETBACK LINE ————
CIRF CAPPED IRON ROD FOUND AS NOTED	PROPOSED EASEMENT LINE AS NOTED - - - - -
CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	PROPOSED FIRE LANE EASEMENT ————
MNF MAG NAIL FOUND	PREVIOUS TRACT LINE ————
MNS MAG NAIL SET	BOUNDARY LINE ————
P.O.B. POINT OF BEGINNING	
A.E. ACCESS EASEMENT	
B.L. BUILDING LINE	
D.E. DRAINAGE EASEMENT	
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D.U.E. DRAINAGE AND UTILITY EASEMENT	
DIM DIMENSION	
V.E. VISIBILITY EASEMENT	



FINAL PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
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LOCATION MAP
NOT TO SCALE

SCALE: 1" = 150'

EXHIBIT "B"

Line Table		
Line #	Length	Direction
EL1	89.90'	S22°28'33"W
EL2	934.58'	S1°03'39"E
EL3	243.44'	N88°56'21"E
EL4	36.00'	S0°31'55"E
EL5	274.99'	S88°56'21"W
EL6	21.97'	S88°56'21"W
EL7	53.27'	N70°03'39"W
EL8	356.57'	S88°56'21"W
EL9	540.99'	S1°03'39"E
EL10	320.73'	S11°28'40"W
EL11	277.63'	N88°56'21"E
EL12	186.21'	N1°03'39"W
EL13	516.67'	N88°56'21"E
EL14	65.44'	N22°28'33"E
EL15	32.96'	S42°11'56"W
EL16	96.00'	S88°56'21"W
EL17	104.37'	S1°03'39"E
EL18	84.00'	N88°56'21"E
EL19	289.01'	S1°03'39"E
EL20	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL21	146.29'	S1°03'39"E
EL22	84.00'	N88°56'21"E
EL23	10.85'	S1°03'39"E
EL24	26.09'	S88°56'21"W
EL25	65.54'	N70°03'39"W
EL26	361.02'	S88°56'21"W
EL27	126.56'	N11°28'40"E
EL28	311.27'	N88°56'21"E
EL29	132.21'	N1°03'39"W
EL30	372.50'	N88°56'21"E
EL31	43.59'	N88°56'21"E
EL32	12.00'	N88°56'21"E
EL33	37.95'	S17°22'25"W
EL34	104.37'	S1°03'39"E
EL35	84.00'	S88°56'21"W
EL36	104.37'	N1°03'39"E
EL37	84.00'	N88°56'21"E
EL38	36.00'	S1°03'39"E
EL39	146.29'	S1°03'39"E
EL40	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL41	146.29'	N1°03'39"W
EL42	84.00'	N88°56'21"E
EL43	122.04'	S22°28'33"W
EL44	975.16'	S1°03'39"E
EL45	257.87'	N88°56'21"E
EL46	20.00'	S0°31'55"E
EL47	903.09'	S88°56'21"W
EL48	13.59'	S1°03'39"E
EL49	20.00'	S88°56'21"W
EL50	13.59'	N1°03'39"W
EL51	10.42'	S88°56'21"W
EL52	375.96'	S1°03'39"E
EL53	12.00'	N88°56'21"E
EL54	20.00'	S1°03'39"E
EL55	12.00'	S88°56'21"W
EL56	105.28'	S1°03'39"E
EL57	20.00'	S88°58'59"W
EL58	630.46'	N1°03'39"W
EL59	19.01'	S43°06'14"W
EL60	20.00'	N46°53'46"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	S10°42'26"W	40.79'	41.08'	100.00'	23°32'15"
EC2	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC3	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC4	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC5	N63°56'27"W	49.23'	51.12'	54.00'	54°14'24"
EC6	N53°26'27"W	17.16'	17.40'	30.00'	33°14'24"
EC7	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC8	N82°59'06"W	77.07'	77.32'	277.75'	15°57'03"
EC9	S51°56'15"W	47.92'	55.50'	30.00'	105°59'47"
EC10	N30°15'50"W	29.27'	30.58'	30.00'	58°24'23"
EC11	N34°02'43"W	473.07'	488.95'	551.00'	50°50'38"
EC12	S80°04'36"E	48.68'	48.69'	632.59'	4°24'36"
EC13	S29°36'27"W	18.67'	18.99'	30.00'	36°15'34"
EC14	S39°47'29"E	46.81'	53.69'	30.00'	102°32'19"
EC15	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N55°42'27"E	32.88'	34.80'	30.00'	66°27'48"
EC17	S67°29'18"E	24.00'	24.00'	632.59'	2°10'26"
EC18	S1°03'37"E	60.00'	94.25'	30.00'	180°00'04"
EC19	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC20	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC22	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC23	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC24	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"
EC25	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC26	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N60°46'47"W	30.25'	31.71'	30.00'	60°33'43"
EC28	N50°16'47"W	20.31'	20.71'	30.00'	39°33'43"
EC29	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC30	N76°17'12"W	127.50'	128.93'	250.00'	29°32'54"
EC31	N35°04'05"W	469.38'	486.47'	527.00'	52°53'20"
EC32	N1°25'38"E	143.80'	144.54'	412.00'	20°06'05"
EC33	N50°12'31"E	37.54'	40.56'	30.00'	77°27'41"
EC34	N43°56'21"E	93.34'	103.67'	66.00'	90°00'00"
EC35	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC36	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC37	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC38	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC39	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC40	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"

Line Table		
Line #	Length	Direction
EL61	19.01'	N43°06'14"E
EL62	18.54'	S85°47'38"W
EL63	20.00'	N4°12'22"W
EL64	18.54'	N85°47'38"E
EL65	124.37'	N11°28'40"E
EL66	38.23'	N50°12'31"E
EL67	236.20'	N88°56'21"E
EL68	12.00'	N1°03'39"W
EL69	20.00'	N88°56'21"E
EL70	12.00'	S1°03'39"E
EL71	26.70'	N88°56'21"E
EL72	43.33'	N43°56'21"E
EL73	28.06'	N48°25'58"W
EL74	20.00'	N41°34'02"E
EL75	28.89'	S48°25'58"E
EL76	53.64'	N43°56'21"E
EL77	110.48'	N1°03'39"W
EL78	28.28'	N43°56'21"E
EL79	197.54'	N88°56'21"E
EL80	17.00'	N1°03'39"W

Line Table		
Line #	Length	Direction
EL81	20.00'	N88°56'21"E
EL82	17.00'	S1°03'39"E
EL83	265.72'	N88°56'21"E
EL84	122.54'	N22°28'33"E
EL85	20.03'	S2°17'21"W
EL86	201.94'	S1°03'39"E
EL87	64.00'	S88°56'21"W
EL88	20.00'	S1°03'39"E
EL89	64.00'	N88°56'21"E
EL90	423.35'	S1°03'39"E
EL91	56.10'	S88°56'21"W
EL92	20.00'	S1°03'39"E
EL93	56.10'	N88°56'21"E
EL94	296.73'	S1°03'39"E
EL95	136.77'	S88°56'21"W
EL96	59.29'	N1°03'39"W
EL97	20.00'	S88°56'21"W
EL98	59.29'	S1°03'39"E
EL99	499.06'	S88°56'21"W
EL100	121.08'	N1°03'39"W

Line Table		
Line #	Length	Direction
EL101	117.34'	N11°28'40"E
EL102	24.17'	N50°12'31"E
EL103	284.16'	N88°56'21"E
EL104	12.00'	N43°56'21"E
EL105	30.21'	S46°03'39"E
EL106	20.00'	N43°56'21"E
EL107	30.21'	N46°03'39"W
EL108	101.56'	N43°56'21"E
EL109	110.48'	N1°03'39"W
EL110	11.72'	N43°56'21"E
EL111	473.81'	N88°56'21"E
EL112	579.29'	N1°03'39"W
EL113	545.64'	N11°28'40"E
EL114	169.67'	N61°22'26"E

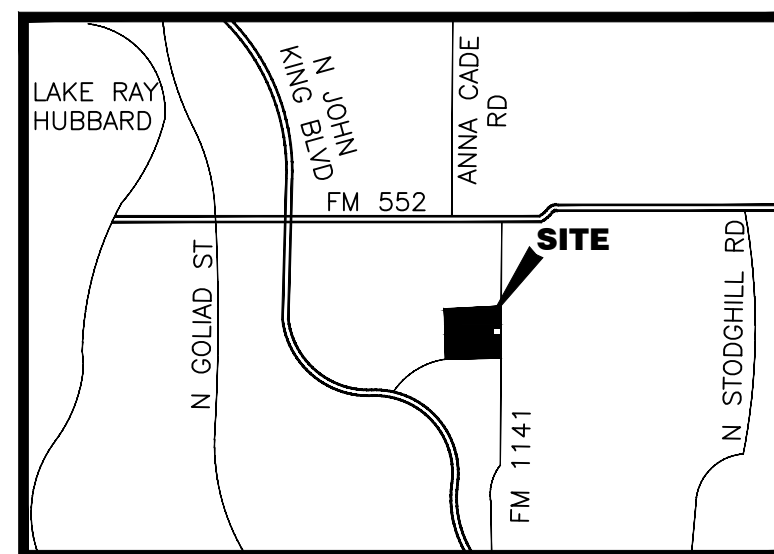
Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC63	S89°35'24"W	57.09'	57.48'	142.28'	23°08'45"
EC64	S82°25'29"W	3.56'	3.56'	72.72'	2°48'20"
EC65	N45°04'56"W	122.75'	145.94'	72.88'	114°44'23"
EC66	N5°46'49"W	55.64'	56.14'	121.17'	26°32'49"
EC67	N35°23'04"E	114.34'	136.04'	67.80'	114°57'32"
EC68	S85°04'43"E	4.94'	4.94'	53.56'	5°17'07"
EC69	S89°40'53"E	179.05'	179.77'	580.07'	17°45'24"
EC70	N73°55'34"E	7.90'	7.93'	30.21'	15°01'42"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC42	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC46	N54°49'25"W	120.71'	120.99'	509.50'	13°36'21"
EC47	N27°11'51"W	324.58'	330.34'	509.50'	37°08'53"
EC48	N7°08'28"W	20.41'	20.41'	394.50'	2°57'53"
EC49	N4°21'43"E	97.74'	97.99'	394.50'	14°13'54"
EC50	N35°48'15"W	447.20'	464.43'	489.50'	54°21'41"
EC51	N1°25'38"E	130.71'	131.39'	374.50'	20°06'05"
EC52	N1°25'38"E	152.18'	152.97'	436.00'	20°06'05"
EC53	N8°16'15"W	20.27'	20.68'	30.00'	39°29'50"
EC54	S48°58'32"E	157.61'	196.74'	87.23'	129°13'31"
EC55	S1°19'29"W	87.46'	88.09'	211.80'	23°49'50"
EC56	S34°57'50"W	111.06'	123.69'	77.79'	91°06'32"
EC57	S89°35'17"W	77.95'	78.28'	247.26'	18°08'20"
EC58	N65°41'58"W	47.34'	47.93'	87.79'	31°17'11"
EC59	N44°22'16"W	23.98'	24.02'	121.02'	11°22'14"
EC60	N54°56'07"W	10.18'	10.20'	42.56'	13°44'08"
EC61	N68°39'38"W	7.35'	7.37'	35.07'	12°02'09"
EC62	N65°39'50"W	5.30'	5.36'	9.90'	31°02'04"

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104



LOCATION MAP
NOT TO SCALE

FINAL PLAT
ROCKWALL I.S.D.
ADDITION
LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Bowman

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1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600
Phone: (214) 484-8586
www.bowman.com

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 69.538 acre tract of land situated within the John M Gass Survey No. 44, Abstract No. 88, City of Rockwall, Rockwall County, Texas, and being all of a called 76.577 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2756, Page 258 of the Deed Records of Rockwall County, Texas (hereafter referred to as the ISD Tract). Said 69.538 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said ISD Tract, being on the west right of way line of FM 1141, a variable width right of way, as evidenced by the plat designated as "Dalton Ranch" recorded in Cabinet G, Slide 59 of the Plat Records of Rockwall County, Texas;

THENCE SOUTH 00 degrees 54 minutes 28 seconds EAST, 149.95 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE SOUTH 02 degrees 15 minutes 09 seconds EAST, 604.89 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of a called 1.268 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2847, Page 260 of said Deed Records;

THENCE SOUTH 02 degrees 01 minute 36 seconds EAST, 235.04 feet with the with the west right of way line of said FM 1141 to a 1/2-inch iron rod found at the southeast corner of said called 1.268 acre tract of land;

THENCE SOUTH 00 degrees 31 minutes 55 seconds EAST, 811.06 feet with the west right of way line of said FM 1141 to a MAG nail with shiner set at the southeast corner of said ISD Tract, being the northeast corner of a 30-foot right of way dedication for East Quail Run Road as dedicated on the plat designated as "Saddlebrook Estates" recorded in Cabinet A, Slide 307 of said Plat Records;

THENCE SOUTH 88 degrees 58 minutes 59 seconds WEST, 1,435.90 feet with the south line of said ISD Tract, being the north line of said right of way dedication and the approximate centerline of said East Quail Run Road to a MAG nail with shiner set at the northwest corner of said right of way dedication;

THENCE SOUTH 88 degrees 42 minutes 51 seconds WEST, 473.96 feet with the south line of said ISD Tract and the approximate centerline of said East Quail Run Road to the southwest corner of said ISD Tract from which a found MAG nail bears SOUTH 72 degrees 41 minutes 19 seconds WEST, 2.77 feet;

THENCE NORTH 01 degree 05 minutes 19 seconds WEST, 1,207.80 feet with the west line of said ISD Tract and being the east line of a called 2.517 acre tract of land as described in the deed to Michael R and Lori D Nalley recorded in Volume 1024, Page 324 of said Deed Records, the east line of the remainder of a called 4.0005 acre tract of land as described in the deed to Doyl C. Tully and wife, Vonette S. Tully recorded in Volume 951, Page 61 of said Deed Records and being the east line of Block B of the plat designated as "Replat of Stoney Hollow Addition" recorded in Cabinet F, Slide 81 of said Plat Records to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE NORTH 01 degree 22 minutes 01 second WEST, 539.00 feet with the west line of said ISD Tract and being the east line of said Block B to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northwest corner of said ISD Tract and being the southwest corner of said Dalton Ranch;

THENCE NORTH 87 degrees 17 minutes 38 seconds EAST, 1,905.45 feet with the north line of said ISD Tract and being the south line of said Dalton Ranch to the POINT OF BEGINNING containing 69.538 acres.

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 I.S.D. ADDITION** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL I.S.D. ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 in the detention and drainage easements.

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.

Rockwall Independent School District

Rockwall Independent School District - Dr. John Villarreal
 Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, **2022**.

Notary Public in and for the State of Texas My Commission Expires

PLAT NOTES:

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.
- According to Map No. 48397C0035L and 48397C0030L, both dated 09/26/2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, Panel 30 and 35 of 145, this property is within Zone X unshaded, based on scaled imaging.

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSL & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released to the City for review. 2022-12

 ROBERT A. HANSEN
 LSL & REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 6439
 RHANSEN@BOWMAN.COM
 DATE:

**STATE OF TEXAS
 COUNTY OF
 ROCKWALL**

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

Given upon my hand and seal of office this _____ day of _____, **2022**.

Notary Public in and for the State of Texas My Commission Expires

GENERAL NOTES:

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 94 (PD-94) District for Neighborhood Services (NS) District land uses.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

RECOMMENDED FOR FINAL APPROVAL:		
_____	_____	_____
<i>Planning & Zoning Commission, Chairman</i>	<i>Chairman</i>	<i>Date</i>
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 _____, 2022 .		
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 _____, 2022 .		
_____	_____	_____
<i>Mayor, City of Rockwall</i>	<i>City Secretary</i>	<i>City Engineer</i>

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

Bowman Job No.: 210146

FINAL PLAT

**ROCKWALL I.S.D.
 ADDITION**

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Bowman

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 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8888
 Fort Worth, TX 76104 www.bowman.com
 TBPELS #10120600



DATE: January 4, 2023

TO: Robert Howman
4500 Fuller Drive, Suite 220
Irving, Texas 75038

CC: Will Salee
1191 T.L. Townsend Drive
Rockwall, Texas 75087

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

SUBJECT: P2022-058; *Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition*

Mr. Howman:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on January 3, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final 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 December 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Womble absent.

City Council

On January 3, 2023, the City Council approved a motion to approve the Final Plat with a vote of 6-0, with Council Member Lewis abstaining.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

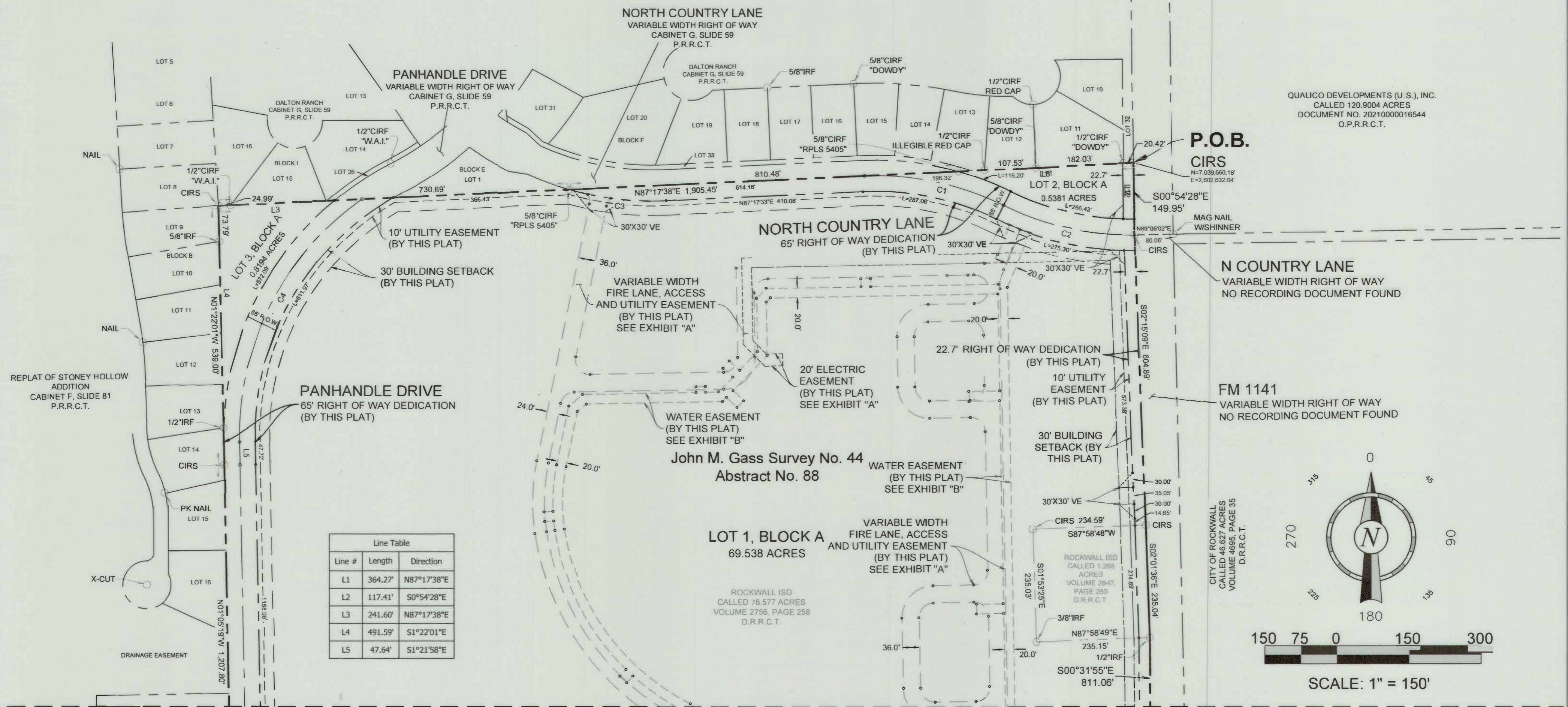
Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1st* and *December 31st*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department

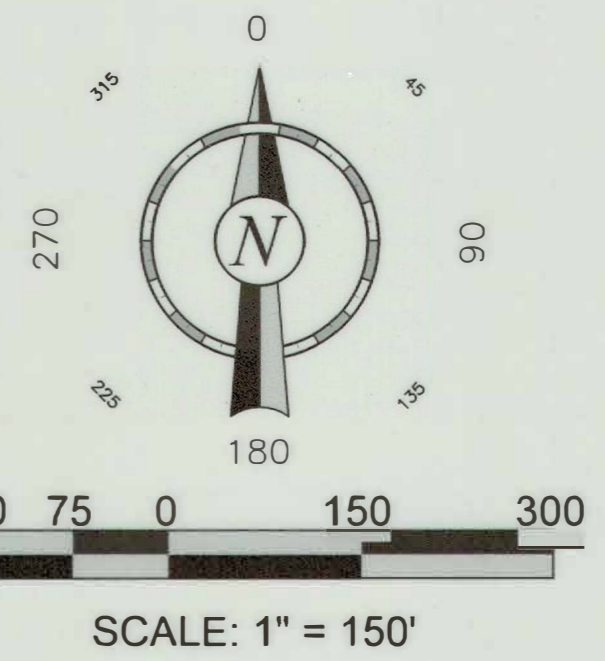


QUALICO DEVELOPMENTS (U.S.), INC.
CALLED 120.9004 ACRES
DOCUMENT NO. 20210000016544
O.P.R.R.C.T.

P.O.B.
CIRS
N=7,039,660.18
E=2,602,632.04

N COUNTRY LANE
VARIABLE WIDTH RIGHT OF WAY
NO RECORDING DOCUMENT FOUND

FM 1141
VARIABLE WIDTH RIGHT OF WAY
NO RECORDING DOCUMENT FOUND

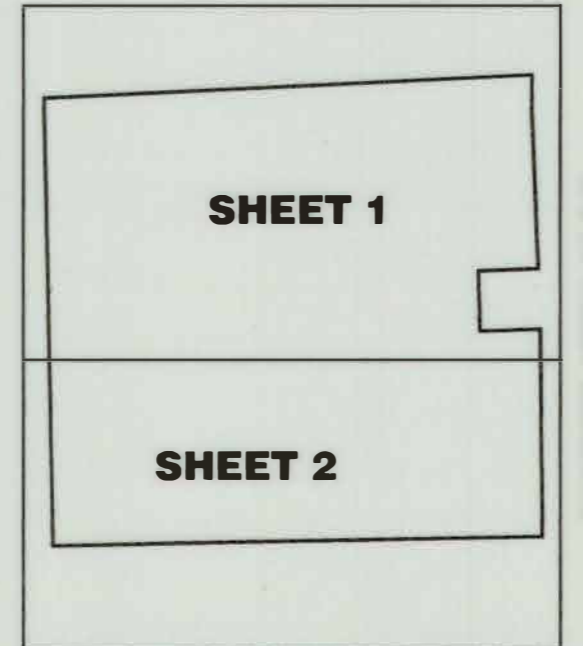
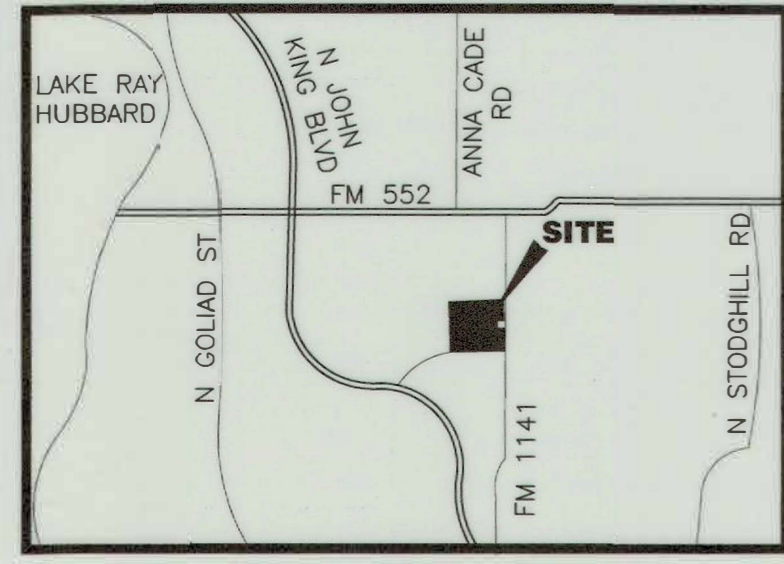


Match Line - See Sheet 2

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104



SHEET KEY MAP

- DEED RECORDS, ROCKWALL COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- PLAT RECORDS ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - P.O.B. POINT OF BEGINNING
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - N.G.E. NATURAL GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

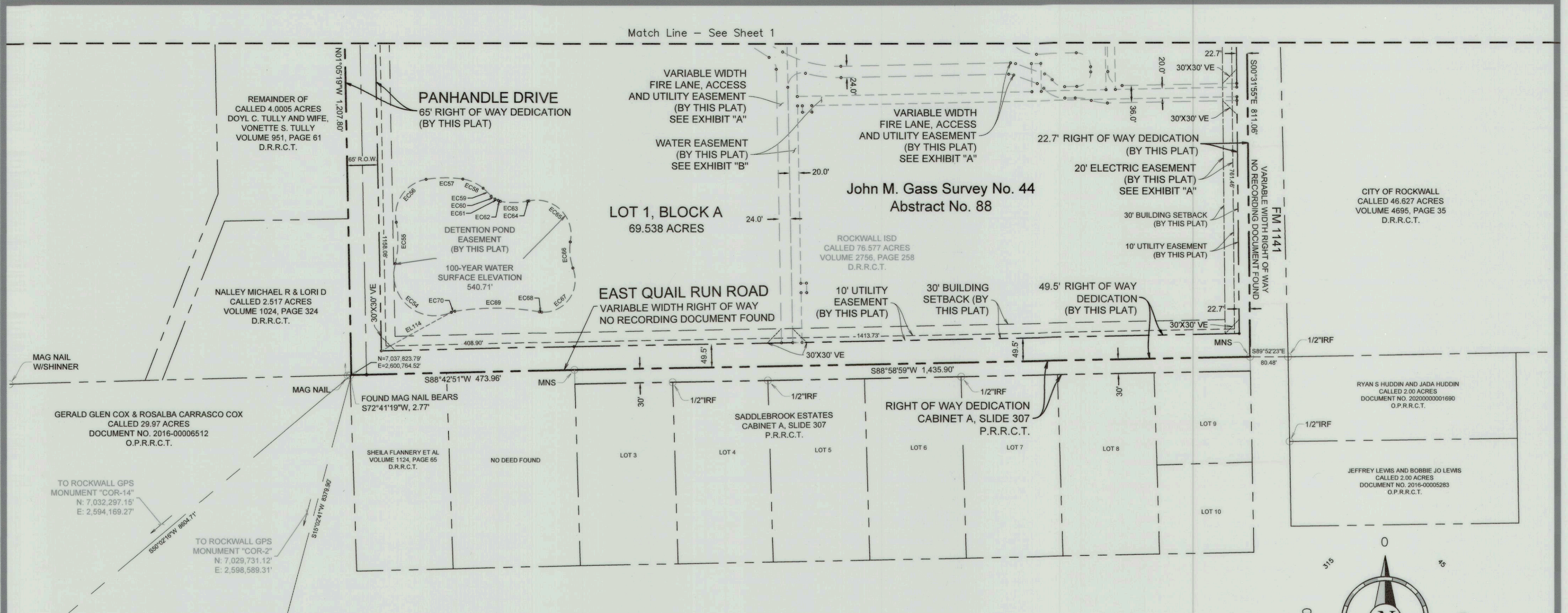
- LEGEND**
- PROPOSED ROW LINE
 - EXISTING LOT LINE
 - PROPOSED CENTERLINE
 - BUILDING SETBACK LINE
 - PROPOSED EASEMENT LINE AS NOTED
 - PROPOSED FIRE LANE EASEMENT
 - PREVIOUS TRACT LINE
 - BOUNDARY LINE

FINAL PLAT
ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Bowman

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Phone: (214) 484-8586
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TBPELS #10120600



Match Line - See Sheet 1

REMAINDER OF CALLED 4.0005 ACRES DOYL C. TULLY AND WIFE, VONETTE S. TULLY VOLUME 951, PAGE 61 D.R.R.C.T.

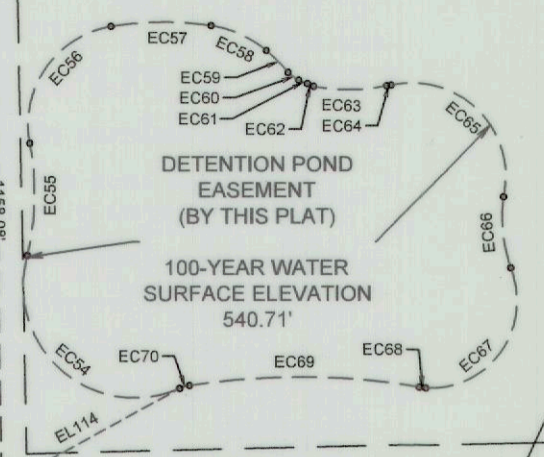
NALLEY MICHAEL R & LORI D CALLED 2.517 ACRES VOLUME 1024, PAGE 324 D.R.R.C.T.

GERALD GLEN COX & ROSALBA CARRASCO COX CALLED 29.97 ACRES DOCUMENT NO. 2016-00006512 O.P.R.R.C.T.

TO ROCKWALL GPS MONUMENT "COR-14" N: 7,032,297.15' E: 2,594,169.27'

TO ROCKWALL GPS MONUMENT "COR-2" N: 7,029,731.12' E: 2,598,589.31'

PANHANDLE DRIVE 65' RIGHT OF WAY DEDICATION (BY THIS PLAT)



LOT 1, BLOCK A 69.538 ACRES

John M. Gass Survey No. 44 Abstract No. 88

ROCKWALL ISD CALLED 76.577 ACRES VOLUME 2756, PAGE 258 D.R.R.C.T.

EAST QUAIL RUN ROAD VARIABLE WIDTH RIGHT OF WAY NO RECORDING DOCUMENT FOUND

10' UTILITY EASEMENT (BY THIS PLAT) 30' BUILDING SETBACK (BY THIS PLAT)

22.7' RIGHT OF WAY DEDICATION (BY THIS PLAT)

20' ELECTRIC EASEMENT (BY THIS PLAT) SEE EXHIBIT "A"

30' BUILDING SETBACK (BY THIS PLAT)

10' UTILITY EASEMENT (BY THIS PLAT)

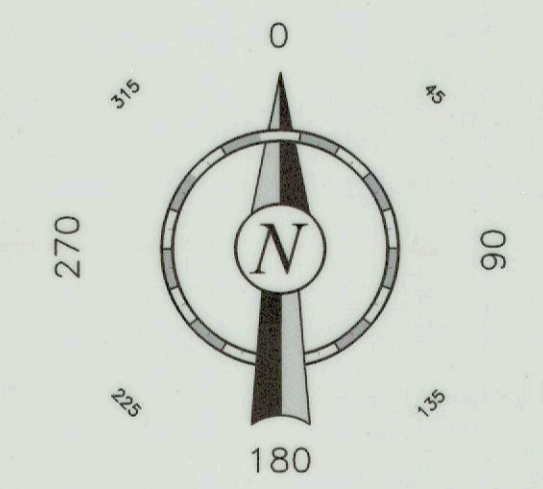
49.5' RIGHT OF WAY DEDICATION (BY THIS PLAT)

RIGHT OF WAY DEDICATION CABINET A, SLIDE 307 P.R.R.C.T.

CITY OF ROCKWALL CALLED 46.627 ACRES VOLUME 4695, PAGE 35 D.R.R.C.T.

RYAN S HUDDIN AND JADA HUDDIN CALLED 2.00 ACRES DOCUMENT NO. 2020000001690 O.P.R.R.C.T.

JEFFREY LEWIS AND BOBBIE JO LEWIS CALLED 2.00 ACRES DOCUMENT NO. 2016-00005283 O.P.R.R.C.T.



SCALE: 1" = 150'

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	S78°01'54"E	296.49'	299.59'	600.08'	28°36'17"
C2	S77°11'02"E	279.26'	281.85'	600.09'	26°54'37"
C3	S83°29'06"E	202.79'	203.67'	632.59'	18°26'48"
C4	S26°43'30"W	565.15'	588.45'	600.09'	56°11'02"

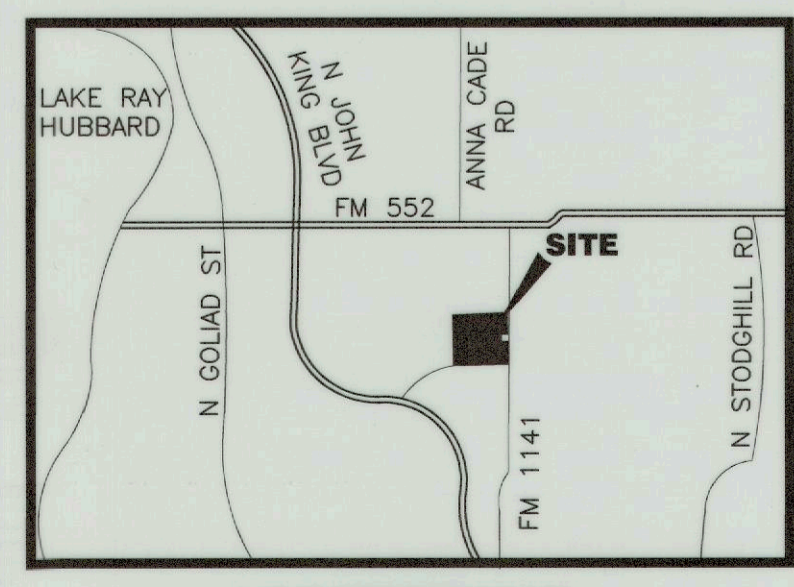
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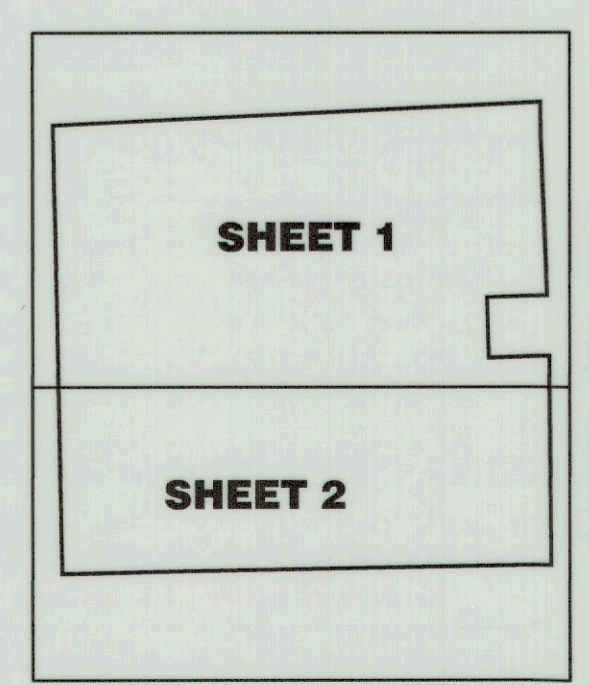
SURVEYOR:
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Fort Worth, TX 76104

LEGEND

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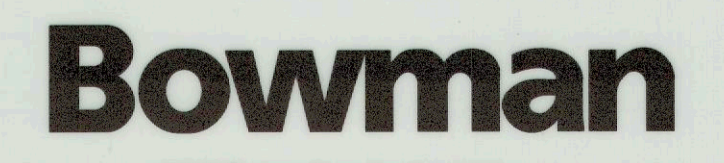
LOCATION MAP NOT TO SCALE



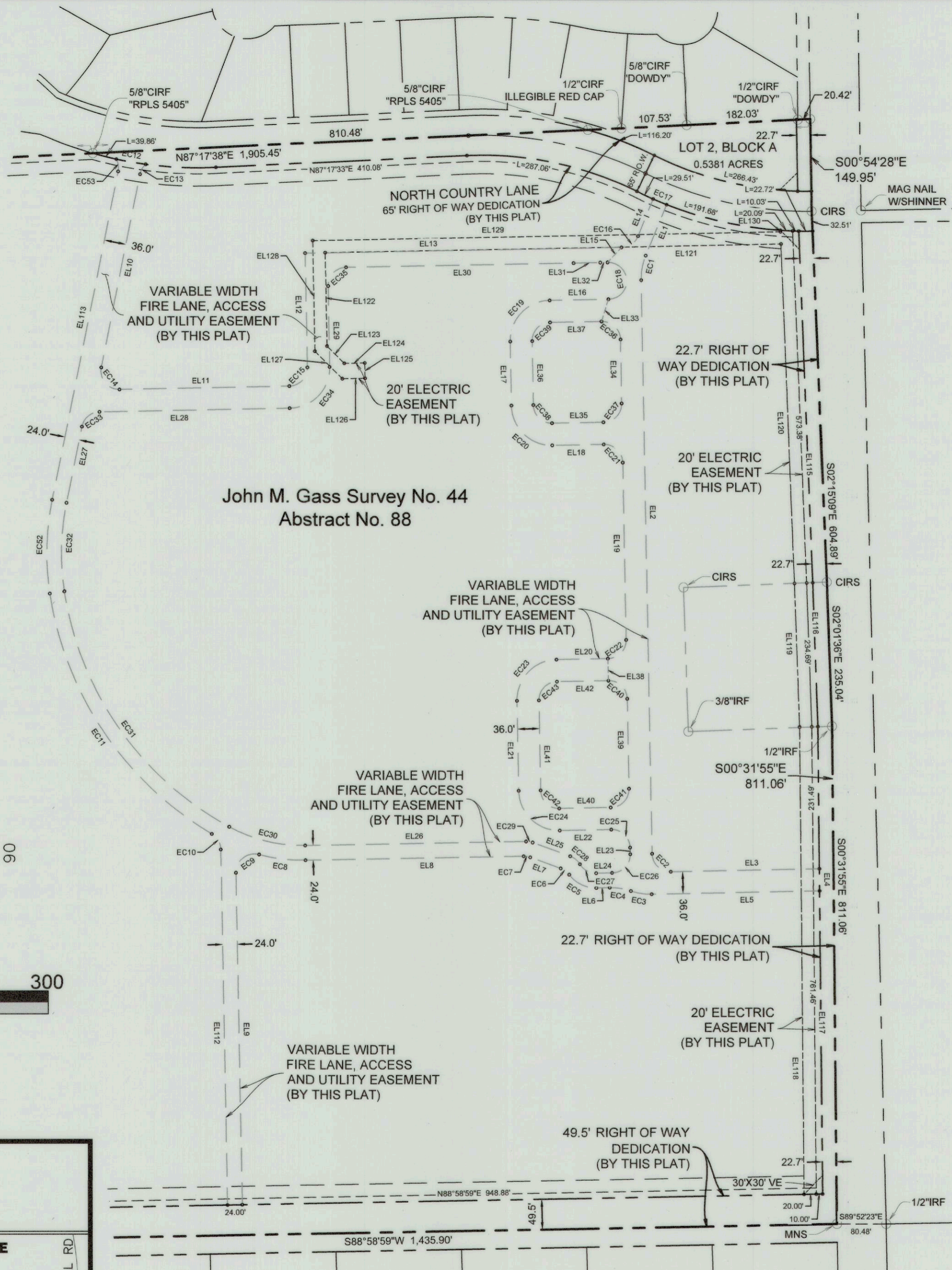
SHEET KEY MAP

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ROCKWALL I.S.D. ADDITION

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TBPELS #10120600



John M. Gass Survey No. 44
Abstract No. 88

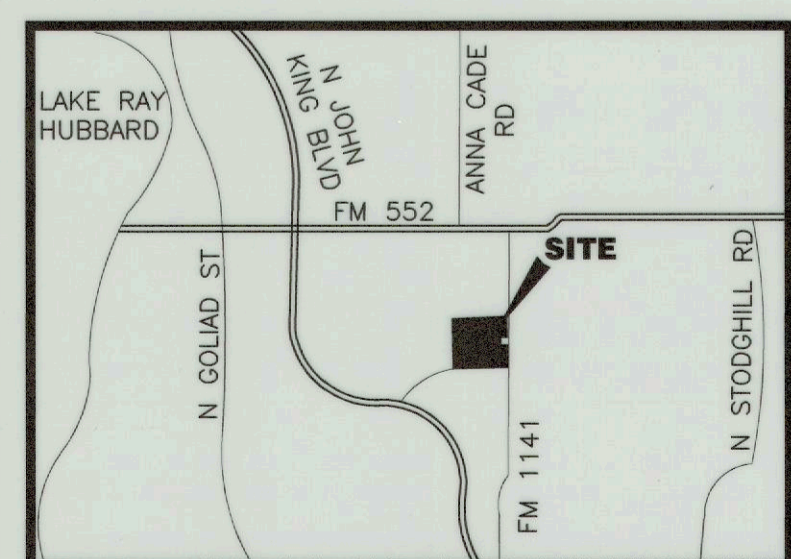
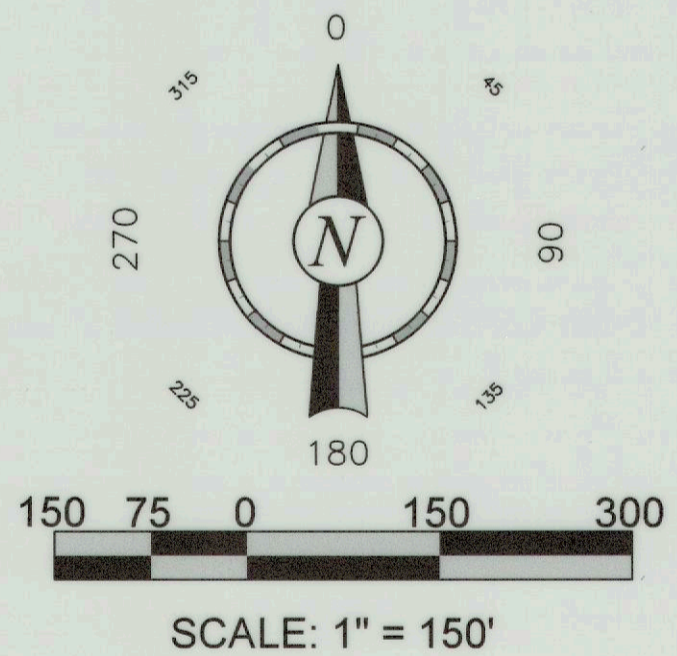
OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS		
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS		
PLAT RECORDS ROCKWALL COUNTY, TEXAS		
IRF	IRON ROD FOUND	PROPOSED ROW LINE
CIRF	CAPPED IRON ROD FOUND AS NOTED	EXISTING LOT LINE
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	PROPOSED CENTERLINE
MNF	MAG NAIL FOUND	BUILDING SETBACK LINE
MNS	MAG NAIL SET	PROPOSED EASEMENT LINE AS NOTED
P.O.B.	POINT OF BEGINNING	PROPOSED FIRE LANE EASEMENT
A.E.	ACCESS EASEMENT	PREVIOUS TRACT LINE
B.L.	BUILDING LINE	BOUNDARY LINE
D.E.	DRAINAGE EASEMENT	
N.G.E.	NATURAL GAS EASEMENT	
U.E.	UTILITY EASEMENT	
S.S.E.	SANITARY SEWER EASEMENT	
W.E.	WATER LINE EASEMENT	
D.U.E.	DRAINAGE AND UTILITY EASEMENT	
DIM	DIMENSION	
V.E.	VISIBILITY EASEMENT	



LOCATION MAP
NOT TO SCALE

EXHIBIT "A"

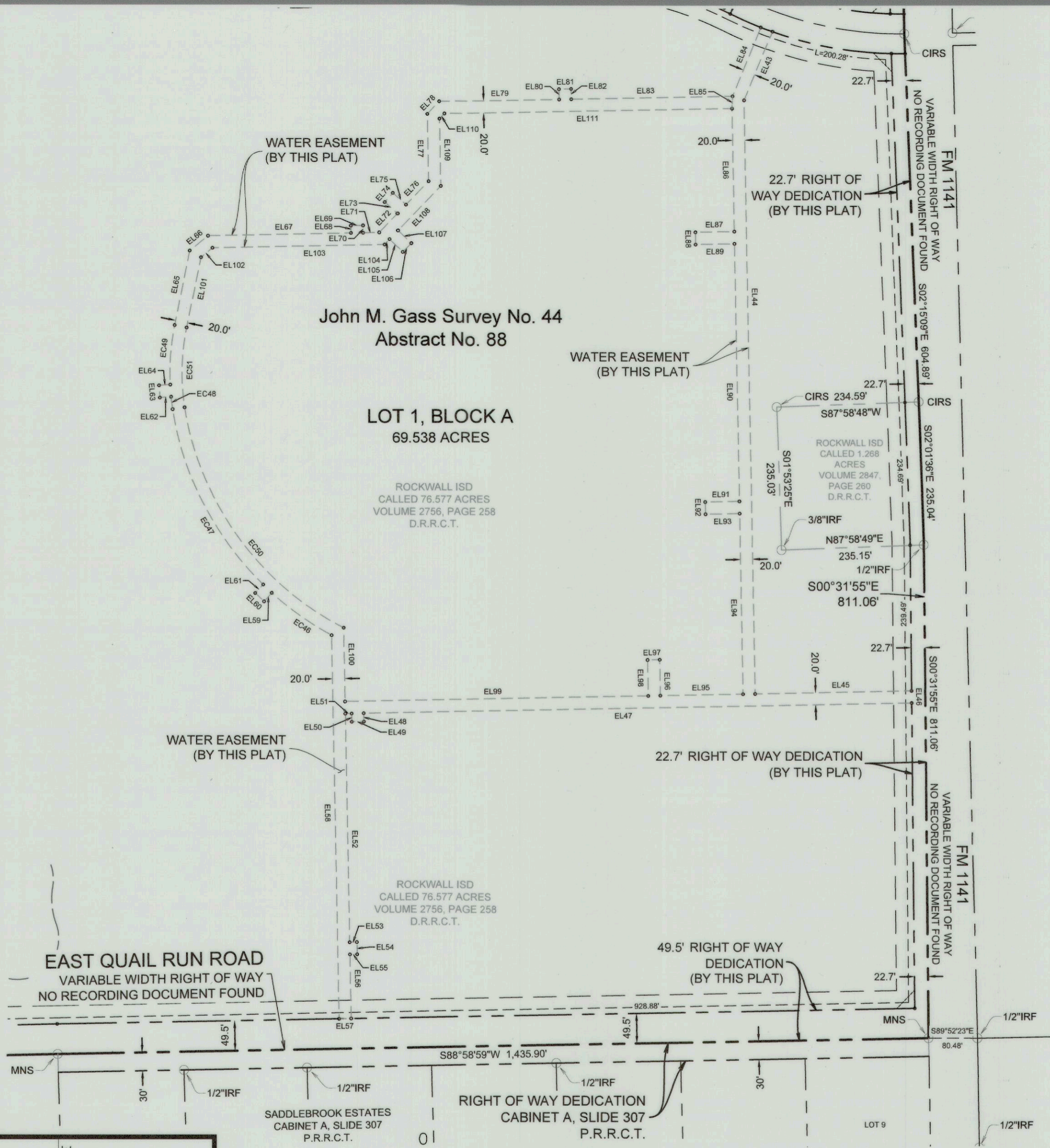
FINAL PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Bowman

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LEGEND

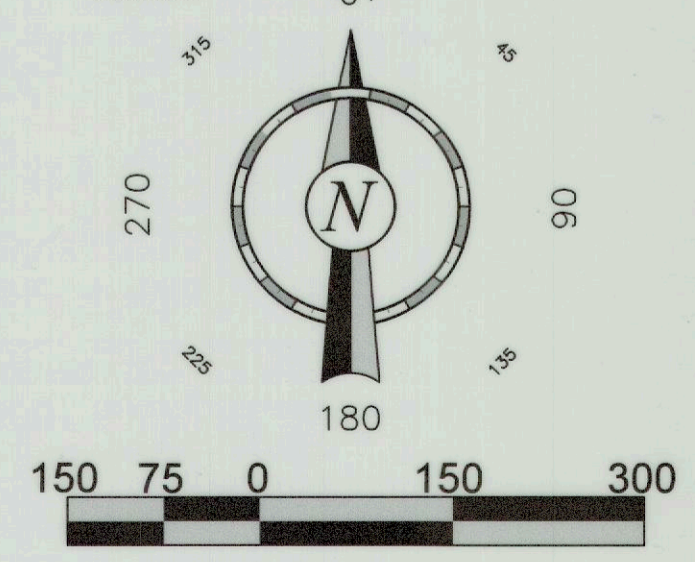
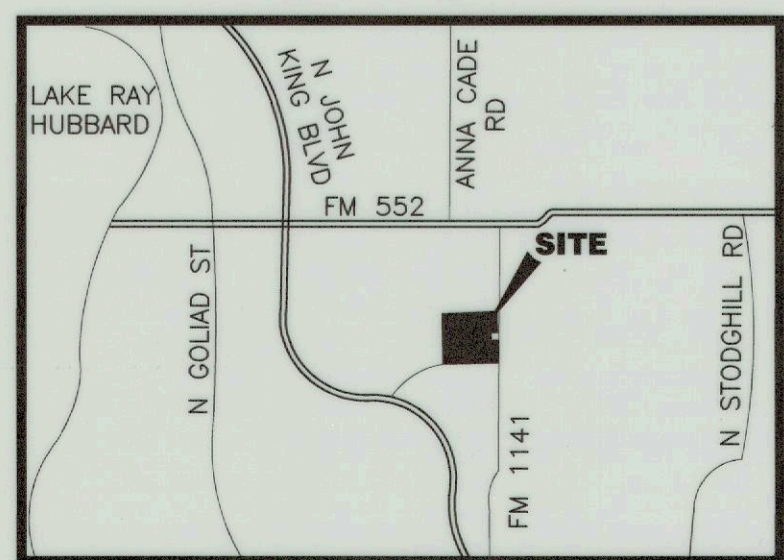
DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- A.E. ACCESS EASEMENT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- N.G.E. NATURAL GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER LINE EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- DIM DIMENSION
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- PROPOSED ROW LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE AS NOTED
- PROPOSED FIRE LANE EASEMENT
- PREVIOUS TRACT LINE
- BOUNDARY LINE



FINAL PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
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EXHIBIT "B"

Line Table		
Line #	Length	Direction
EL1	89.90'	S22°28'33"W
EL2	934.58'	S1°03'39"E
EL3	243.44'	N88°56'21"E
EL4	36.00'	S0°31'55"E
EL5	274.99'	S88°56'21"W
EL6	21.97'	S88°56'21"W
EL7	53.27'	N70°03'39"W
EL8	356.57'	S88°56'21"W
EL9	540.99'	S1°03'39"E
EL10	320.73'	S11°28'40"W
EL11	277.63'	N88°56'21"E
EL12	186.21'	N1°03'39"W
EL13	516.67'	N88°56'21"E
EL14	65.44'	N22°28'33"E
EL15	32.96'	S42°11'56"W
EL16	96.00'	S88°56'21"W
EL17	104.37'	S1°03'39"E
EL18	84.00'	N88°56'21"E
EL19	289.01'	S1°03'39"E
EL20	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL21	146.29'	S1°03'39"E
EL22	84.00'	N88°56'21"E
EL23	10.85'	S1°03'39"E
EL24	26.09'	S88°56'21"W
EL25	65.54'	N70°03'39"W
EL26	361.02'	S88°56'21"W
EL27	126.56'	N11°28'40"E
EL28	311.27'	N88°56'21"E
EL29	132.21'	N1°03'39"W
EL30	372.50'	N88°56'21"E
EL31	43.59'	N88°56'21"E
EL32	12.00'	N88°56'21"E
EL33	37.95'	S17°22'25"W
EL34	104.37'	S1°03'39"E
EL35	84.00'	S88°56'21"W
EL36	104.37'	N1°03'39"W
EL37	84.00'	N88°56'21"E
EL38	36.00'	S1°03'39"E
EL39	146.29'	S1°03'39"E
EL40	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL41	146.29'	N1°03'39"W
EL42	84.00'	N88°56'21"E
EL43	122.04'	S22°28'33"W
EL44	975.16'	S1°03'39"E
EL45	257.87'	N88°56'21"E
EL46	20.00'	S0°31'55"E
EL47	903.09'	S88°56'21"W
EL48	13.59'	S1°03'39"E
EL49	20.00'	S88°56'21"W
EL50	13.59'	N1°03'39"W
EL51	10.42'	S88°56'21"W
EL52	375.96'	S1°03'39"E
EL53	12.00'	N88°56'21"E
EL54	20.00'	S1°03'39"E
EL55	12.00'	S88°56'21"W
EL56	105.28'	S1°03'39"E
EL57	20.00'	S88°58'59"W
EL58	630.46'	N1°03'39"W
EL59	19.01'	S43°06'14"W
EL60	20.00'	N46°53'46"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	S10°42'26"W	40.79'	41.08'	100.00'	23°32'15"
EC2	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC3	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC4	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC5	N63°56'27"W	49.23'	51.12'	54.00'	54°14'24"
EC6	N53°26'27"W	17.16'	17.40'	30.00'	33°14'24"
EC7	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC8	N82°59'06"W	77.07'	77.32'	277.75'	15°57'03"
EC9	S51°56'15"W	47.92'	55.50'	30.00'	105°59'47"
EC10	N30°15'50"W	29.27'	30.58'	30.00'	58°24'23"
EC11	N34°02'43"W	473.07'	488.95'	551.00'	50°50'38"
EC12	S80°04'36"E	48.68'	48.69'	632.59'	4°24'36"
EC13	S29°36'27"W	18.67'	18.99'	30.00'	36°15'34"
EC14	S39°47'29"E	46.81'	53.69'	30.00'	102°32'19"
EC15	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N55°42'27"E	32.88'	34.80'	30.00'	66°27'48"
EC17	S67°29'18"E	24.00'	24.00'	632.59'	2°10'26"
EC18	S1°03'37"E	60.00'	94.25'	30.00'	180°00'04"
EC19	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC20	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC22	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC23	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC24	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"
EC25	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC26	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N60°46'47"W	30.25'	31.71'	30.00'	60°33'43"
EC28	N50°16'47"W	20.31'	20.71'	30.00'	39°33'43"
EC29	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC30	N76°17'12"W	127.50'	128.93'	250.00'	29°32'54"
EC31	N35°04'05"W	469.38'	486.47'	527.00'	52°53'20"
EC32	N1°25'38"E	143.80'	144.54'	412.00'	20°06'05"
EC33	N50°12'31"E	37.54'	40.56'	30.00'	77°27'41"
EC34	N43°56'21"E	93.34'	103.67'	66.00'	90°00'00"
EC35	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC36	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC37	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC38	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC39	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC40	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"

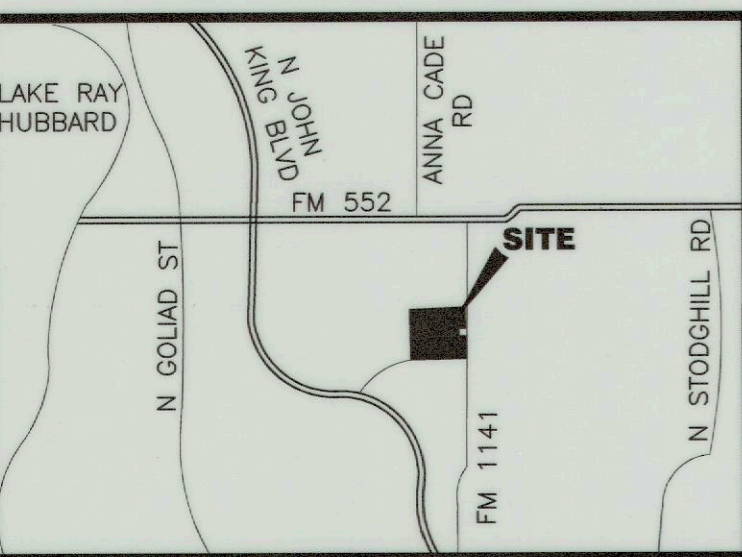
Line Table		
Line #	Length	Direction
EL61	19.01'	N43°06'14"E
EL62	18.54'	S85°47'38"W
EL63	20.00'	N4°12'22"W
EL64	18.54'	N85°47'38"E
EL65	124.37'	N11°28'40"E
EL66	38.23'	N50°12'31"E
EL67	236.20'	N88°56'21"E
EL68	12.00'	N1°03'39"W
EL69	20.00'	N88°56'21"E
EL70	12.00'	S1°03'39"E
EL71	26.70'	N88°56'21"E
EL72	43.33'	N43°56'21"E
EL73	28.06'	N48°25'58"W
EL74	20.00'	N41°34'02"E
EL75	28.89'	S48°25'58"E
EL76	53.64'	N43°56'21"E
EL77	110.48'	N1°03'39"W
EL78	28.28'	N43°56'21"E
EL79	197.54'	N88°56'21"E
EL80	17.00'	N1°03'39"W

Line Table		
Line #	Length	Direction
EL81	20.00'	N88°56'21"E
EL82	17.00'	S1°03'39"E
EL83	265.72'	N88°56'21"E
EL84	122.54'	N22°28'33"E
EL85	20.03'	S2°17'21"W
EL86	201.94'	S1°03'39"E
EL87	64.00'	S88°56'21"W
EL88	20.00'	S1°03'39"E
EL89	64.00'	N88°56'21"E
EL90	423.35'	S1°03'39"E
EL91	56.10'	S88°56'21"W
EL92	20.00'	S1°03'39"E
EL93	56.10'	N88°56'21"E
EL94	296.73'	S1°03'39"E
EL95	136.77'	S88°56'21"W
EL96	59.29'	N1°03'39"W
EL97	20.00'	S88°56'21"W
EL98	59.29'	S1°03'39"E
EL99	499.06'	S88°56'21"W
EL100	121.08'	N1°03'39"W

Line Table		
Line #	Length	Direction
EL101	117.34'	N11°28'40"E
EL102	24.17'	N50°12'31"E
EL103	284.16'	N88°56'21"E
EL104	12.00'	N43°56'21"E
EL105	30.21'	S46°03'39"E
EL106	20.00'	N43°56'21"E
EL107	30.21'	N46°03'39"W
EL108	101.56'	N43°56'21"E
EL109	110.48'	N1°03'39"W
EL110	11.72'	N43°56'21"E
EL111	473.81'	N88°56'21"E
EL112	579.29'	N1°03'39"W
EL113	545.64'	N11°28'40"E
EL114	169.67'	N61°22'26"E
EL115	574.07'	S2°15'09"E
EL116	234.54'	S2°01'36"E
EL117	761.41'	S0°31'55"E
EL118	761.32'	N0°31'55"W
EL119	234.24'	N2°01'36"W
EL120	553.56'	N2°15'09"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC63	S89°35'24"W	57.09'	57.48'	142.28'	23°08'45"
EC64	S82°25'29"W	3.56'	3.56'	72.72'	2°48'20"
EC65	N45°04'56"W	122.75'	145.94'	72.88'	114°44'23"
EC66	N5°46'49"W	55.64'	56.14'	121.17'	26°32'49"
EC67	N35°23'04"E	114.34'	136.04'	67.80'	114°57'32"
EC68	S85°04'43"E	4.94'	4.94'	53.56'	5°17'07"
EC69	S89°40'53"E	179.05'	179.77'	580.07'	17°45'24"
EC70	N73°55'34"E	7.90'	7.93'	30.21'	15°01'42"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC42	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC46	N54°49'25"W	120.71'	120.99'	509.50'	13°36'21"
EC47	N27°11'51"W	324.58'	330.34'	509.50'	37°08'53"
EC48	N7°08'28"W	20.41'	20.41'	394.50'	2°57'53"
EC49	N4°21'43"E	97.74'	97.99'	394.50'	14°13'54"
EC50	N35°48'15"W	447.20'	464.43'	489.50'	54°21'41"
EC51	N1°25'38"E	130.71'	131.39'	374.50'	20°06'05"
EC52	N1°25'38"E	152.18'	152.97'	436.00'	20°06'05"
EC53	N8°16'15"W	20.27'	20.68'	30.00'	39°29'50"
EC54	S48°58'32"E	157.61'	196.74'	87.23'	129°13'31"
EC55	S1°19'29"W	87.46'	88.09'	211.80'	23°49'50"
EC56	S34°57'50"W	111.06'	123.69'	77.79'	91°06'32"
EC57	S89°35'17"W	77.95'	78.28'	247.26'	18°08'20"
EC58	N65°41'58"W	47.34'	47.93'	87.79'	31°17'11"
EC59	N44°22'16"W	23.98'	24.02'	121.02'	11°22'14"
EC60	N54°56'07"W	10.18'	10.20'	42.56'	13°44'08"
EC61	N68°39'38"W	7.35'	7.37'	35.07'	12°02'09"
EC62	N65°39'50"W	5.30'	5.36'	9.90'	31°02'04"



LOCATION MAP
NOT TO SCALE

Line Table		
Line #	Length	Direction
EL121	745.94'	S88°56'21"W
EL122	152.43'	S1°03'39"E
EL123	39.90'	S45°00'00"E
EL124	33.58'	N88°56'20"E
EL125	25.00'	S1°03'40"E
EL126	37.27'	S88°56'20"W
EL127	63.42'	N45°00'00"W
EL128	180.50'	N1°03'39"W
EL129	765.52'	N88°56'21"E
EL130	2.35'	N2°15'09"W

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FINAL PLAT

**ROCKWALL I.S.D.
ADDITION**

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 69.538 acre tract of land situated within the John M Gass Survey No. 44, Abstract No. 88, City of Rockwall, Rockwall County, Texas, and being all of a called 76.577 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2756, Page 258 of the Deed Records of Rockwall County, Texas (hereafter referred to as the ISD Tract). Said 69.538 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said ISD Tract, being on the west right of way line of FM 1141, a variable width right of way, as evidenced by the plat designated as "Dalton Ranch" recorded in Cabinet G, Slide 59 of the Plat Records of Rockwall County, Texas;

- THENCE SOUTH 00 degrees 54 minutes 28 seconds EAST, 149.95 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- THENCE SOUTH 02 degrees 15 minutes 09 seconds EAST, 604.89 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of a called 1.268 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2847, Page 260 of said Deed Records;
- THENCE SOUTH 02 degrees 01 minute 36 seconds EAST, 235.04 feet with the with the west right of way line of said FM 1141 to a 1/2-inch iron rod found at the southeast corner of said called 1.268 acre tract of land;
- THENCE SOUTH 00 degrees 31 minutes 55 seconds EAST, 811.06 feet with the west right of way line of said FM 1141 to a MAG nail with shiner set at the southeast corner of said ISD Tract, being the northeast corner of a 30-foot right of way dedication for East Quail Run Road as dedicated on the plat designated as "Saddlebrook Estates" recorded in Cabinet A, Slide 307 of said Plat Records;
- THENCE SOUTH 88 degrees 58 minutes 59 seconds WEST, 1,435.90 feet with the south line of said ISD Tract, being the north line of said right of way dedication and the approximate centerline of said East Quail Run Road to a MAG nail with shiner set at the northwest corner of said right of way dedication;
- THENCE SOUTH 88 degrees 42 minutes 51 seconds WEST, 473.96 feet with the south line of said ISD Tract and the approximate centerline of said East Quail Run Road to the southwest corner of said ISD Tract from which a found MAG nail bears SOUTH 72 degrees 41 minutes 19 seconds WEST, 2.77 feet;
- THENCE NORTH 01 degree 05 minutes 19 seconds WEST, 1,207.80 feet with the west line of said ISD Tract and being the east line of a called 2.517 acre tract of land as described in the deed to Michael R and Lori D Nalley recorded in Volume 1024, Page 324 of said Deed Records, the east line of the remainder of a called 4.0005 acre tract of land as described in the deed to Doyl C. Tully and wife, Vonette S. Tully recorded in Volume 951, Page 61 of said Deed Records and being the east line of Block B of the plat designated as "Replat of Stoney Hollow Addition" recorded in Cabinet F, Slide 81 of said Plat Records to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- THENCE NORTH 01 degree 22 minutes 01 second WEST, 539.00 feet with the west line of said ISD Tract and being the east line of said Block B to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northwest corner of said ISD Tract and being the southwest corner of said Dalton Ranch;
- THENCE NORTH 87 degrees 17 minutes 38 seconds EAST, 1,905.45 feet with the north line of said ISD Tract and being the south line of said Dalton Ranch to the POINT OF BEGINNING containing 69.538 acres.

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 I.S.D. ADDITION** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL I.S.D. ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon 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. 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.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.

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.

Rockwall Independent School District

Rockwall Independent School District - Dr. John Villarreal
 Superintendent

DAVID CARTER
 CHIEF FINANCIAL OFFICER

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 29th day of June, 2023.

Melanie Pyland
 Notary Public in and for the State of Texas My Commission Expires August 6th, 2024.



PLAT NOTES:

1. The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
4. Lot, block and ROW corners will be set after substantial completion of the infrastructure.
5. According to Map No. 48397C0035L and 48397C0030L, both dated 09/26/2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, Panel 30 and 35 of 145, this property is within Zone X unshaded, based on scaled imaging.

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSL&S & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Robert A. Hansen
 ROBERT A. HANSEN
 LSL&S & REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 6439
 RHANSEN@BOWMAN.COM
 DATE: 5-23-2023



STATE OF TEXAS
 COUNTY OF TARRANT

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

Given upon my hand and seal of office this 23 day of MAY, 2023.

Justin Palmer
 JUSTIN PALMER
 Notary Public, State of Texas
 Comm. Expires 02-27-2027
 422269



GENERAL NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 § 54.
2. Site is zoned Planned Development 94 (PD-94) District for Neighborhood Services (NS) District land uses.
3. "Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 06/30/2023 11:40:34 AM
 \$300.00
 20230000010725

Jennifer Fogg



RECOMMENDED FOR FINAL APPROVAL:

[Signature] 6-13-2023
 Planning & Zoning Commission, Chairman Date

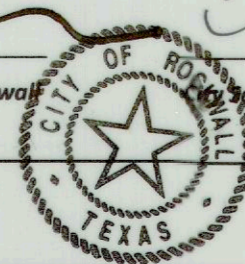
APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 31st day of January, 2023.

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 13th day of June, 2023.

[Signature]
 Mayor, City of Rockwall
[Signature]
 City Secretary
[Signature]
 City Engineer



OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

Bowman Job No.: 210146

FINAL PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Bowman

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