



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 401 East Ralph Hall Parkway, Rockwall, TX 75032

SUBDIVISION A0064 E P G CHISUM, TRACT 17-01 LOT 1 BLOCK A

GENERAL LOCATION Northwest Corner East Ralph Hall Parkway and Mims Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE public school

PROPOSED ZONING AG PROPOSED USE public school

ACREAGE 10.664 LOTS [CURRENT] 1 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 ISD APPLICANT Glenn Engineering

CONTACT PERSON Tim Lyssy CONTACT PERSON Robert Howman

ADDRESS 1050 Williams St., ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Irving, Tx 75038

PHONE Phone 972-771-0605 PHONE 972.989.2174

E-MAIL Tim.Lyssy@Rockwallisd.org E-MAIL rahowman@glenngineering.com

NOTARY VERIFICATION [REQUIRED]

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

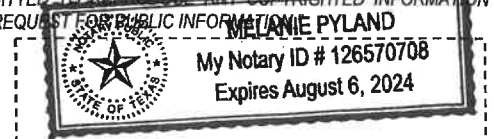
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 314.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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 13th DAY OF June, 2023.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Melanie Pyne



MY COMMISSION EXPIRES August 6, 2024



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

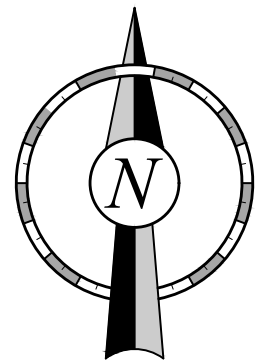
Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

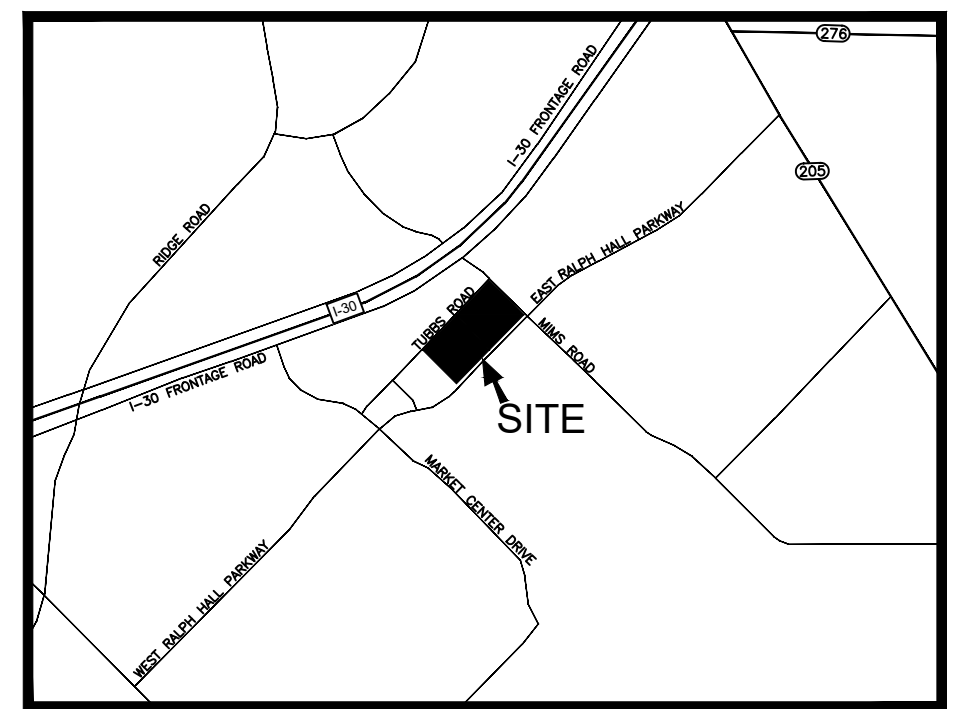
Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each. in approved Civil plans

Property Lines <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat & Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat & Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies. Done with engineering plans.



SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

- | EXISTING FEATURES | | CONTROL LEGEND | |
|---------------------|---|----------------|----------------------------|
| BOUNDARY LINE | ————— | ○ | Property Corner (As Noted) |
| EASEMENT LINE | - - - - - | | |
| EXISTING LOT LINE | ————— | | |
| ABBREVIATION LEGEND | | | |
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS | | |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS | | |
| P.R.R.C.T. | 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 | | |

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	OWNER: Rockwall ISD 801 East Washington St. Rockwall Texas, 75087 (469) 698-7031 Contact: William Salee
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LOT 1, BLOCK A
10.664 ACRES
(464,533± SQ FT)
E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64

Line #	Length	Direction
L1	10.05'	N45°48'48"W
L2	196.23'	N44°05'46"E

Line #	Length	Direction
EL1	98.74'	N43°33'00"E
EL2	5.00'	N46°27'00"W
EL3	20.00'	N43°33'00"E
EL4	20.00'	S46°27'00"E
EL5	20.00'	S43°33'00"W
EL6	5.00'	N46°27'00"W
EL7	88.74'	S43°33'00"W
EL8	231.93'	S46°27'00"E
EL9	983.47'	N44°13'22"E
EL10	237.88'	N46°27'32"W
EL11	18.92'	S43°32'28"W
EL12	20.00'	N45°48'48"W
EL13	18.69'	N43°32'28"E
EL14	202.73'	N46°27'32"W
EL15	88.35'	S46°27'32"E
EL16	34.50'	N43°32'28"E
EL17	20.00'	S46°27'32"E
EL18	34.50'	S43°32'28"W
EL19	352.30'	S46°27'32"E

Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	N52°23'43"E	46.04'	46.21'	159.50'	16°35'54"
C2	N57°04'40"E	17.72'	17.74'	140.50'	7°13'58"

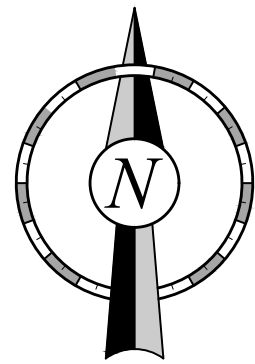
FINAL PLAT
**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A
BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

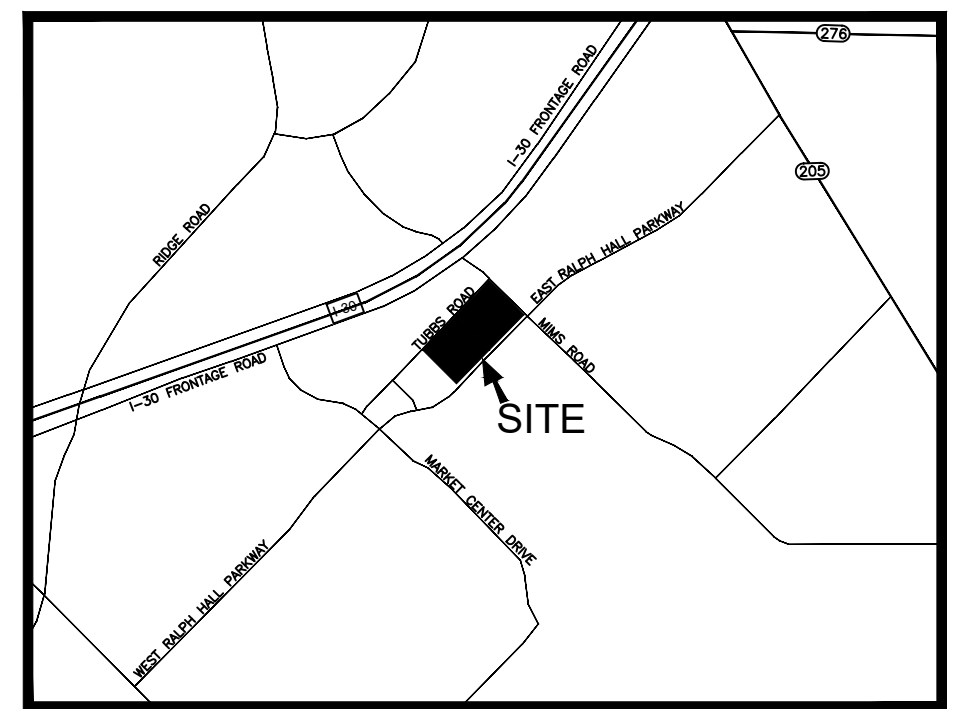
Case No: *****



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



SCALE: 1" = 80'

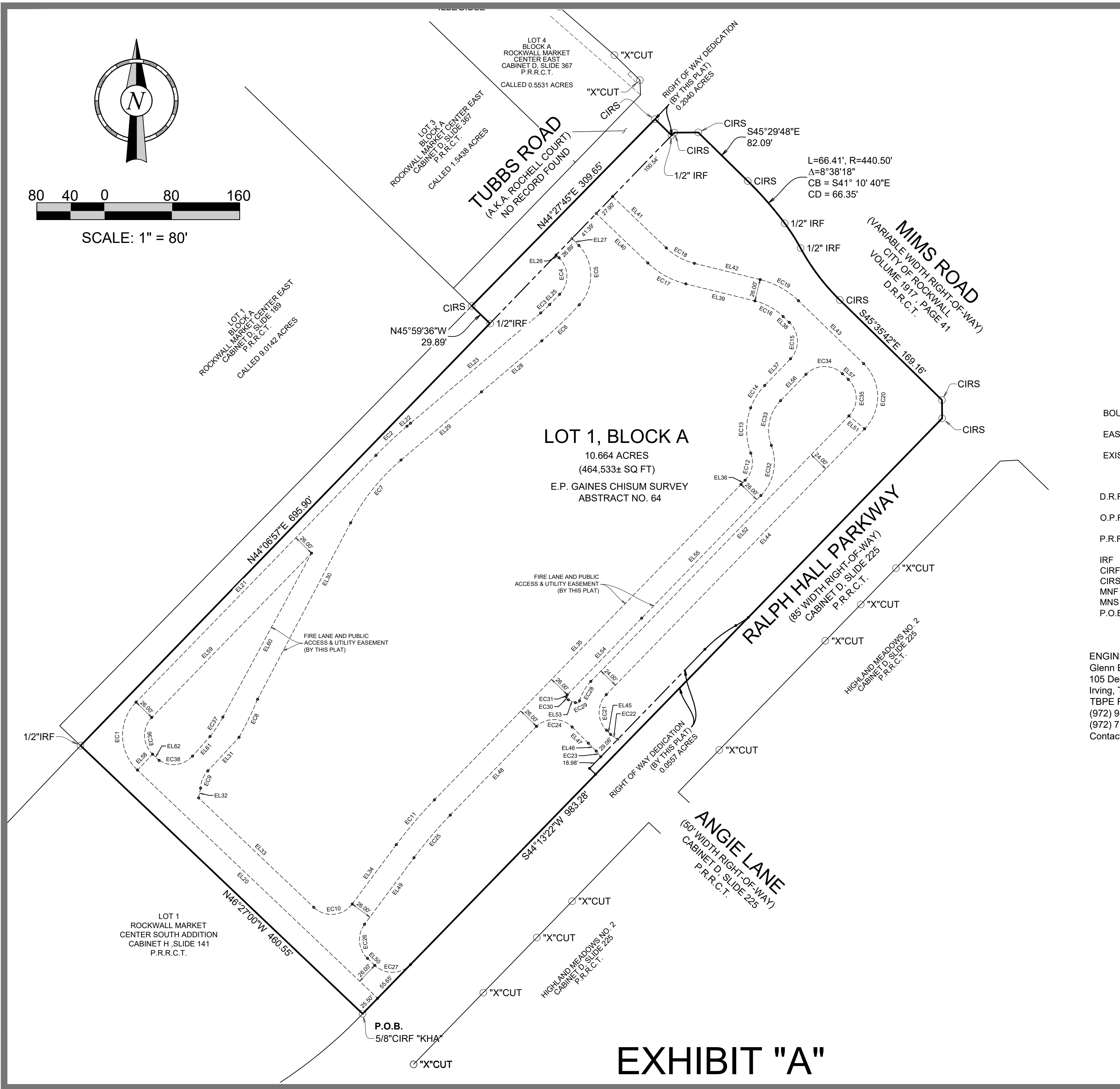


LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

<u>EXISTING FEATURES</u>		<u>CONTROL LEGEND</u>
BOUNDARY LINE		Property Corner (As Noted)
EASEMENT LINE		
EXISTING LOT LINE		
<u>ABBREVIATION LEGEND</u>		
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS	
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	
P.R.R.C.T.	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	

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	OWNER: Rockwall ISD 801 East Washington St. Rockwall Texas, 75087 (469) 698-7031 Contact: William Salee
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LOT 1, BLOCK A
10.664 ACRES
(464,533± SQ FT)
E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64

FINAL PLAT
**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A
BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****



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TBPELS #10120600
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EXHIBIT "A"

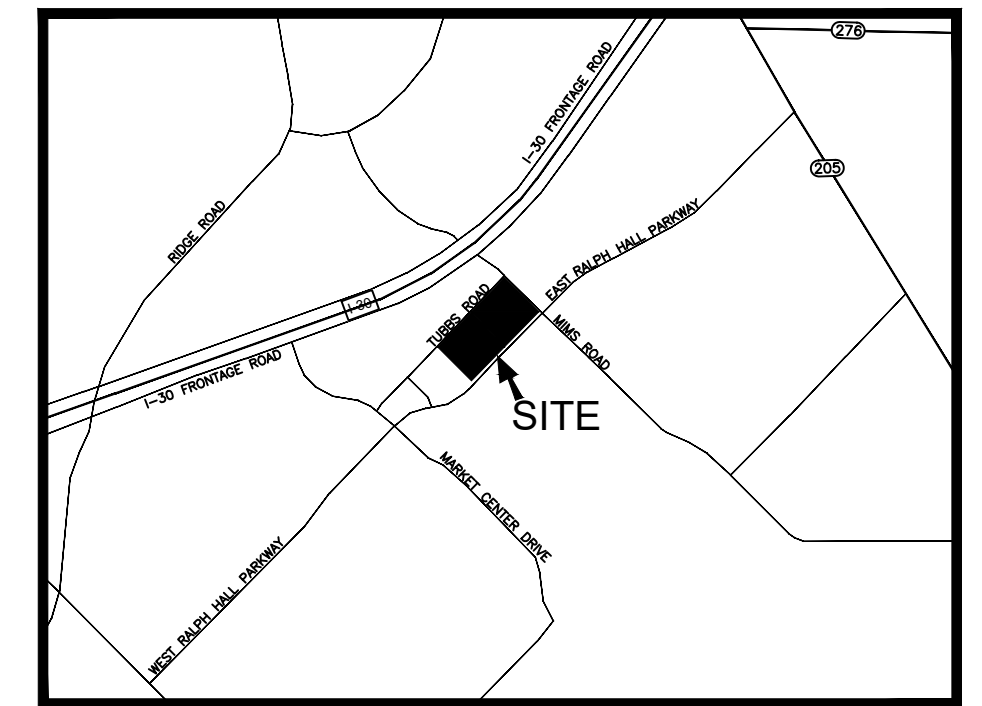
Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N1°13'11"W	80.44'	89.53'	56.47'	90°50'21"
EC2	N46°52'09"E	50.58'	50.60'	509.10'	5°41'40"
EC3	N46°57'37"E	14.56'	14.57'	150.50'	5°32'49"
EC4	N0°52'23"W	43.18'	47.97'	30.50'	90°07'10"
EC5	S0°23'37"E	70.11'	77.12'	51.50'	85°47'53"
EC6	S46°07'10"W	61.59'	61.63'	488.50'	7°13'41"
EC7	S38°46'12"W	95.28'	95.87'	250.50'	21°55'38"
EC8	S25°54'54"W	49.94'	49.97'	434.49'	6°35'22"
EC9	S22°52'00"W	22.20'	22.70'	31.03'	41°54'44"
EC10	N85°04'05"E	45.67'	51.61'	30.50'	96°56'46"
EC11	N40°23'27"E	69.71'	69.76'	526.50'	7°35'30"
EC12	N11°46'31"E	32.70'	34.51'	30.50'	64°49'22"
EC13	N0°06'02"W	53.68'	54.88'	75.42'	41°41'34"
EC14	N32°12'52"E	31.23'	31.45'	76.50'	23°33'07"
EC15	N2°01'43"W	43.07'	47.82'	30.51'	89°48'52"
EC16	N61°05'01"W	38.23'	38.67'	73.50'	30°08'54"
EC17	N61°11'09"W	51.41'	52.00'	99.50'	29°56'37"
EC18	S61°11'09"E	37.98'	38.41'	73.50'	29°56'38"
EC19	S61°05'01"E	51.75'	52.36'	99.50'	30°08'54"
EC20	S0°54'41"E	77.21'	85.79'	54.50'	90°11'46"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S0°27'20"E	42.16'	46.75'	30.00'	89°17'04"
EC22	S55°41'58"E	10.25'	10.30'	30.00'	19°39'53"
EC23	N37°20'30"W	8.67'	8.71'	27.42'	18°11'59"
EC24	N88°50'45"W	42.25'	46.64'	30.57'	87°24'02"
EC25	S40°23'27"W	66.27'	66.32'	500.50'	7°35'30"
EC26	S4°55'55"E	40.44'	44.21'	30.50'	83°03'14"
EC27	N88°52'56"E	42.17'	46.77'	30.00'	89°19'07"
EC28	S30°05'41"W	26.53'	26.79'	55.61'	27°36'22"
EC29	S66°20'30"W	5.38'	6.14'	3.50'	100°34'41"
EC30	N35°05'01"W	4.26'	4.58'	3.50'	74°56'48"
EC31	N25°18'46"E	2.75'	2.79'	4.77'	33°33'37"
EC32	N11°46'27"E	60.57'	63.93'	56.50'	64°49'31"
EC33	N11°40'34"E	53.99'	56.96'	50.50'	64°37'45"
EC34	N88°59'26"E	43.13'	47.91'	30.50'	90°00'00"
EC35	S0°54'41"E	43.21'	48.01'	30.50'	90°11'46"
EC36	N1°17'33"W	43.46'	48.39'	30.47'	91°00'29"
EC37	S33°39'04"W	27.51'	27.54'	163.34'	9°39'39"
EC38	S82°43'49"W	39.78'	43.28'	30.67'	80°51'36"

Line Table		
Line #	Length	Direction
EL20	392.05'	N46°27'31"W
EL21	407.24'	N44°11'12"E
EL22	5.25'	N49°25'35"E
EL23	201.96'	N49°44'01"E
EL25	16.89'	N44°11'12"E
EL26	4.91'	N45°55'58"W
EL27	11.62'	S45°39'59"E
EL28	93.57'	S49°44'01"W
EL29	124.75'	S49°44'01"W
EL30	236.10'	S27°48'23"W
EL31	54.33'	S42°53'44"W
EL32	11.73'	S11°04'57"W
EL33	187.97'	S46°27'31"E
EL34	87.48'	N36°35'42"E
EL35	520.44'	N44°11'12"E
EL36	7.00'	N44°11'12"E
EL37	43.92'	N43°58'59"E
EL38	9.97'	N46°00'34"W
EL39	84.12'	N76°09'28"W
EL40	84.63'	N46°12'52"W

Line Table		
Line #	Length	Direction
EL41	87.96'	S46°16'18"E
EL42	80.14'	S76°09'28"E
EL43	107.14'	S46°00'34"E
EL44	438.66'	S44°11'12"W
EL45	6.87'	S45°05'52"E
EL46	13.18'	N45°05'52"W
EL47	27.03'	N45°05'52"W
EL48	146.48'	S44°11'12"W
EL49	98.08'	S36°35'42"W
EL50	11.97'	S46°27'34"E
EL51	24.08'	N50°34'37"W
EL52	438.17'	S44°11'12"W
EL53	9.05'	N67°57'47"W
EL54	126.34'	N44°11'12"E
EL55	202.44'	N44°11'12"E
EL56	43.33'	N43°59'26"E
EL57	9.66'	S46°00'34"E
EL58	26.00'	N43°32'28"E
EL59	271.21'	N44°11'12"E
EL60	220.63'	S28°23'25"W

Line Table		
Line #	Length	Direction
EL61	31.14'	S41°41'40"W
EL62	10.67'	N46°27'56"W



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

- | | |
|--------------------------|----------------------------|
| <u>EXISTING FEATURES</u> | <u>CONTROL LEGEND</u> |
| BOUNDARY LINE | Property Corner (As Noted) |
| EASEMENT LINE | |
| EXISTING LOT LINE | |

ABBREVIATION LEGEND

- | | |
|--------------|---|
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | 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 |

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

FINAL PLAT

**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A

BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

Bowman

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

Bowman Job No.: 210596	Drawn By: RAH	Sheet: 3 of 4
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PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 10.720 acre tract of land situated within the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being a portion of four tracts of land as described in the deeds to the Rockwall Independent School District recorded in Volume 137, Pages 217 & 214, Volume 1078, Page 146 and Volume 1074, Page 214 all of the Deed Records of Rockwall County, Texas (hereafter referred to as the RISD Parcel). Said 10.720 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at 5/8-inch capped iron rod stamped "KHA" found at the south corner of said RISD Parcel, being the east corner of Lot 1 of Rockwall Market Center South Addition recorded in Cabinet H, Slide 141 of the Plat Records of Rockwall County, Texas and being on the northwest right of way line of Ralph Hall Parkway, a 85-foot right of way, as dedicated on the plat titled "Highland Meadows No. 2" recorded in Cabinet D, Slide 225 of said Plat Records;

THENCE NORTH 46 degrees 27 minutes 00 seconds WEST, 460.55 feet with the southwest line of said RISD Parcel and being the northeast line of said Lot 1 to a 1/2-inch iron rod found at the northeast corner of said Lot 1, being on the southeast line of Lot 1, Block A of the plat titled "Rockwall Market Center East" recorded in Cabinet D, Slide 189 of said Plat Records;

THENCE NORTH 44 degrees 06 minutes 57 seconds EAST, 695.90 feet with the southeast line of said Block A to a 1/2-inch iron rod found;

THENCE NORTH 45 degrees 59 minutes 36 seconds WEST, 29.89 feet with said Block A to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at its intersection with the centerline of Tubbs Road, also known as Rochell Court, no record found;

THENCE NORTH 44 degrees 27 minutes 45 seconds EAST, 309.65 feet with the centerline of said Tubbs Road to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said RISD Parcel;

THENCE SOUTH 45 degrees 32 minutes 15 seconds EAST, 27.53 feet with the east line of said RISD Parcel to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the west right of way line of Mims Road, a variable width right of way, as described in the deed to the City of Rockwall recorded in Volume 1917, Page 41 of said Deed Records;

THENCE the following eight (8) calls coincident with the west right of way line of said Mims Road:

1. NORTH 44 degrees 26 minutes 47 seconds EAST, 4.66 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
2. NORTH 89 degrees 28 minutes 29 seconds EAST, 28.27 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
3. SOUTH 45 degrees 29 minutes 48 seconds EAST, 82.09 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the beginning of a non-tangent curve;
4. southeasterly, coincident with said non-tangent curve, concave to the southwest, having a radius of 440.50 feet and a chord bearing and distance of SOUTH 41 degrees 10 minutes 40 seconds EAST, 66.35 feet, an arc length of 66.41 feet to a 1/2-inch iron rod found at the beginning of a compound curve;
5. southeasterly, coincident with said compound curve, concave to the southwest, having a radius of 240.50 feet and a chord bearing and distance of SOUTH 32 degrees 41 minutes 35 seconds EAST, 34.94 feet, an arc length of 34.97 feet to the beginning of a non-tangent curve;
6. southeasterly, coincident with said non-tangent curve, concave to the northeast, having a radius of 259.50 feet and a chord bearing and distance of SOUTH 37 degrees 03 minutes 40 seconds EAST, 77.02 feet, an arc length of 77.31 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
7. SOUTH 45 degrees 35 minutes 42 seconds EAST, 169.16 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
8. SOUTH 00 degrees 33 minutes 47 seconds EAST, 21.62 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the northwest right of way line of said Ralph Hall Parkway;

THENCE SOUTH 44 degrees 13 minutes 22 seconds WEST, 983.28 feet with the northwest right of way line of said Ralph Hall Parkway to the POINT OF BEGINNING containing 10.720 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A**, 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A** 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

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 _____, 2023.

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

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.
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.

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 95 (PD-95) 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 relied upon as a final survey document. Released to the City for review. 2023-05

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

**STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared Robert A. Hansen 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 _____, 2023.

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

RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission, Chairman Date

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

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

**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A

BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

Bowman

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

Bowman Job No.: 210596 Drawn By: RAH Sheet: 4 of 4



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 401 East Ralph Hall Parkway, Rockwall, TX 75032

SUBDIVISION A0064 E P G CHISUM, TRACT 17-01 LOT 1 BLOCK A

GENERAL LOCATION Northwest Corner East Ralph Hall Parkway and Mims Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE public school

PROPOSED ZONING AG PROPOSED USE public school

ACREAGE 10.664 LOTS [CURRENT] 1 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 ISD APPLICANT Glenn Engineering

CONTACT PERSON Tim Lyssy CONTACT PERSON Robert Howman

ADDRESS 1050 Williams St., ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Irving, Tx 75038

PHONE Phone 972-771-0605 PHONE 972.989.2174

E-MAIL Tim.Lyssy@Rockwallisd.org E-MAIL rahowman@glenngineering.com

NOTARY VERIFICATION [REQUIRED]

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

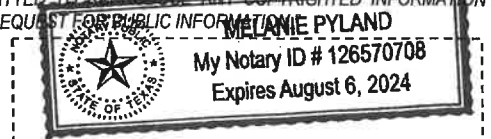
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 314.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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 13th DAY OF June, 2023.

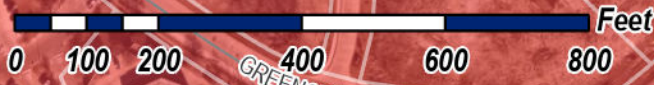
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

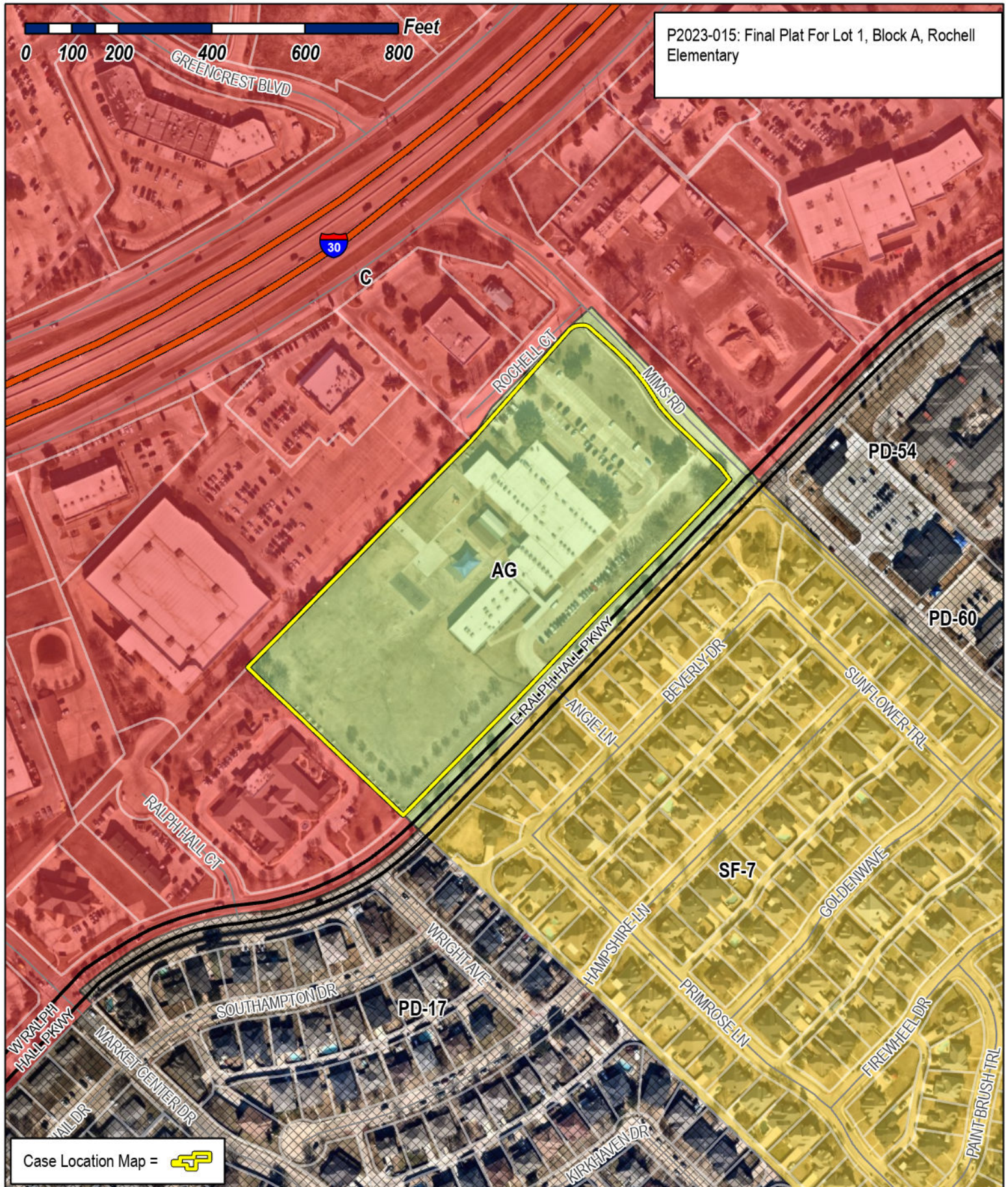
[Handwritten Signature]
Melanie Pyne



MY COMMISSION EXPIRES August 6, 2024



P2023-015: Final Plat For Lot 1, Block A, Rochell Elementary



Case Location Map = 

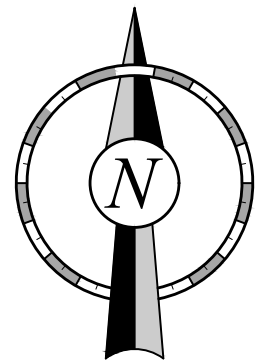


City of Rockwall

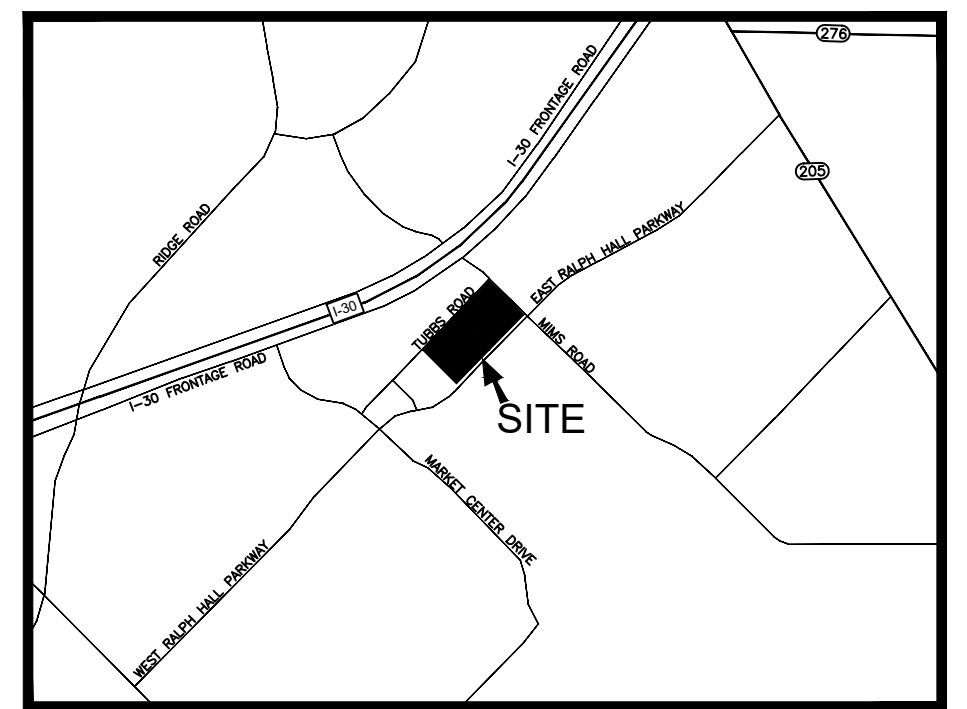
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

- | EXISTING FEATURES | | CONTROL LEGEND | |
|---------------------|---|----------------|----------------------------|
| BOUNDARY LINE | | | Property Corner (As Noted) |
| EASEMENT LINE | | | |
| EXISTING LOT LINE | | | |
| ABBREVIATION LEGEND | | | |
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS | | |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS | | |
| P.R.R.C.T. | 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 | | |

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

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

LOT 1, BLOCK A
10.664 ACRES
(464,533± SQ FT)
E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64

Line #	Length	Direction
L1	10.05'	N45°48'48"W
L2	196.23'	N44°05'46"E

Line #	Length	Direction
EL1	98.74'	N43°33'00"E
EL2	5.00'	N46°27'00"W
EL3	20.00'	N43°33'00"E
EL4	20.00'	S46°27'00"E
EL5	20.00'	S43°33'00"W
EL6	5.00'	N46°27'00"W
EL7	88.74'	S43°33'00"W
EL8	231.93'	S46°27'00"E
EL9	983.47'	N44°13'22"E
EL10	237.88'	N46°27'32"W
EL11	18.92'	S43°32'28"W
EL12	20.00'	N45°48'48"W
EL13	18.69'	N43°32'28"E
EL14	202.73'	N46°27'32"W
EL15	88.35'	S46°27'32"E
EL16	34.50'	N43°32'28"E
EL17	20.00'	S46°27'32"E
EL18	34.50'	S43°32'28"W
EL19	352.30'	S46°27'32"E

Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	N52°23'43"E	46.04'	46.21'	159.50'	16°35'54"
C2	N57°04'40"E	17.72'	17.74'	140.50'	7°13'58"

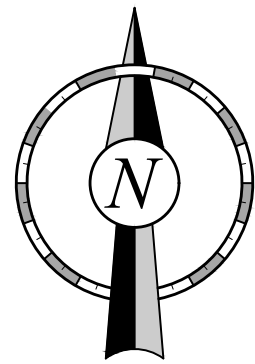
FINAL PLAT
**ROCHELL ELEMENTARY
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LOT 1, BLOCK A
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E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

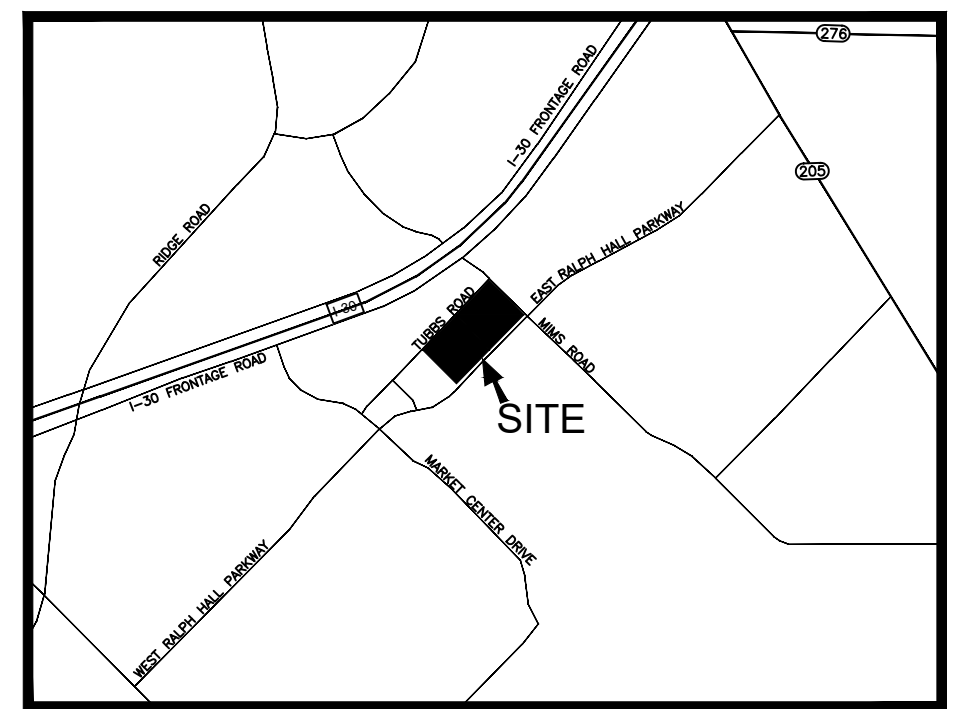
Case No: *****



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



SCALE: 1" = 80'

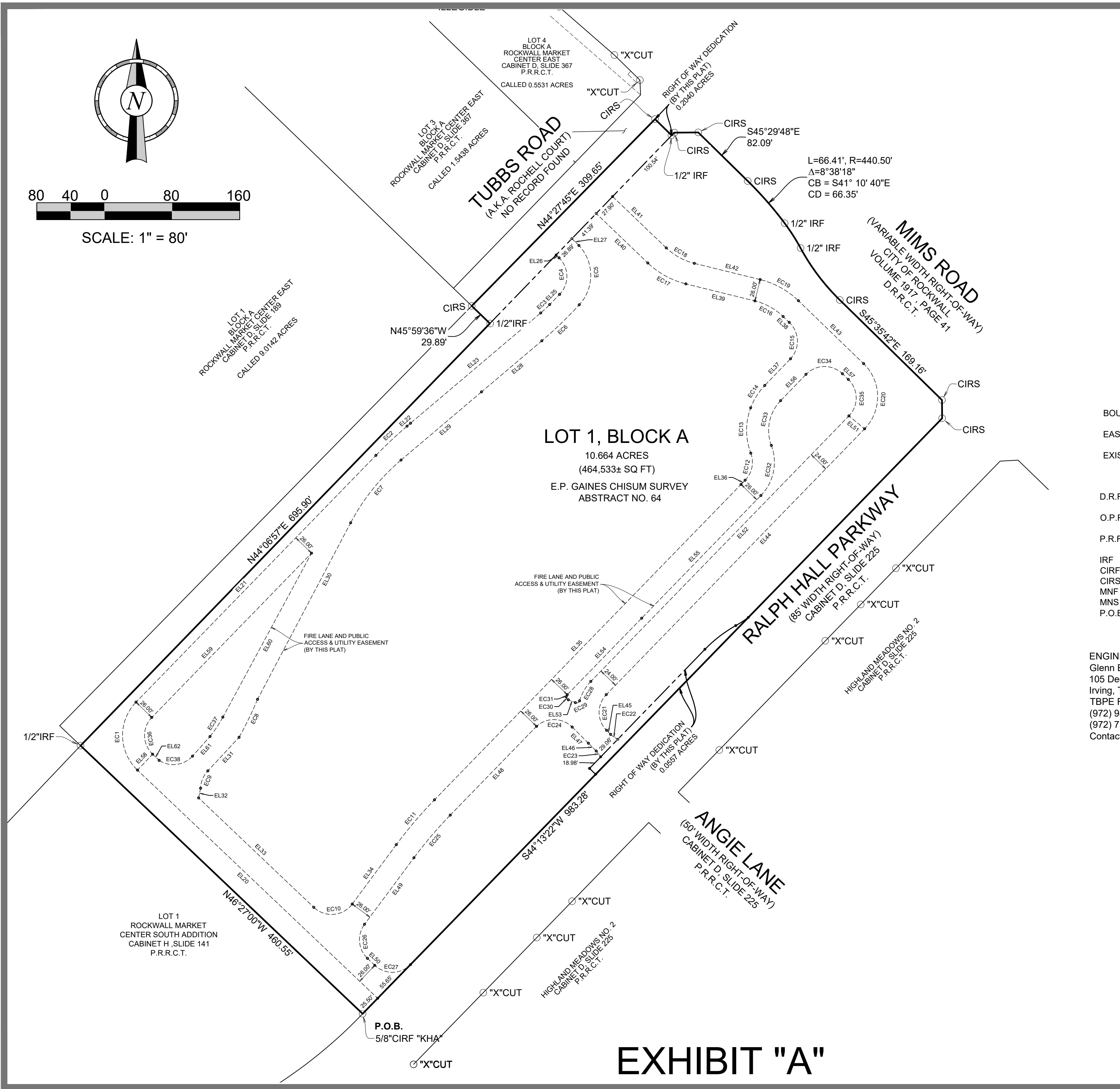


LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

<u>EXISTING FEATURES</u>		<u>CONTROL LEGEND</u>
BOUNDARY LINE		Property Corner (As Noted)
EASEMENT LINE		
EXISTING LOT LINE		
<u>ABBREVIATION LEGEND</u>		
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS	
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	
P.R.R.C.T.	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	

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



FINAL PLAT
**ROCHELL ELEMENTARY
 SCHOOL ADDITION**

LOT 1, BLOCK A
 BEING 10.720 ACRES
 SITUATED WITHIN THE
 E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: *****



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EXHIBIT "A"

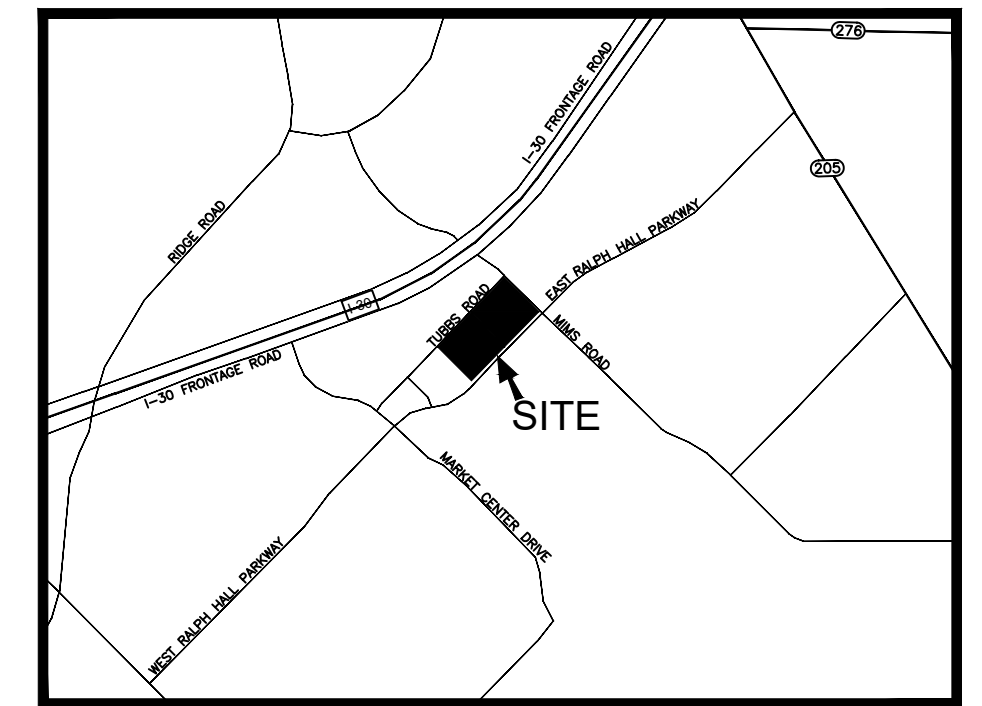
Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N1°13'11"W	80.44'	89.53'	56.47'	90°50'21"
EC2	N46°52'09"E	50.58'	50.60'	509.10'	5°41'40"
EC3	N46°57'37"E	14.56'	14.57'	150.50'	5°32'49"
EC4	N0°52'23"W	43.18'	47.97'	30.50'	90°07'10"
EC5	S0°23'37"E	70.11'	77.12'	51.50'	85°47'53"
EC6	S46°07'10"W	61.59'	61.63'	488.50'	7°13'41"
EC7	S38°46'12"W	95.28'	95.87'	250.50'	21°55'38"
EC8	S25°54'54"W	49.94'	49.97'	434.49'	6°35'22"
EC9	S22°52'00"W	22.20'	22.70'	31.03'	41°54'44"
EC10	N85°04'05"E	45.67'	51.61'	30.50'	96°56'46"
EC11	N40°23'27"E	69.71'	69.76'	526.50'	7°35'30"
EC12	N11°46'31"E	32.70'	34.51'	30.50'	64°49'22"
EC13	N0°06'02"W	53.68'	54.88'	75.42'	41°41'34"
EC14	N32°12'52"E	31.23'	31.45'	76.50'	23°33'07"
EC15	N2°01'43"W	43.07'	47.82'	30.51'	89°48'52"
EC16	N61°05'01"W	38.23'	38.67'	73.50'	30°08'54"
EC17	N61°11'09"W	51.41'	52.00'	99.50'	29°56'37"
EC18	S61°11'09"E	37.98'	38.41'	73.50'	29°56'38"
EC19	S61°05'01"E	51.75'	52.36'	99.50'	30°08'54"
EC20	S0°54'41"E	77.21'	85.79'	54.50'	90°11'46"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S0°27'20"E	42.16'	46.75'	30.00'	89°17'04"
EC22	S55°41'58"E	10.25'	10.30'	30.00'	19°39'53"
EC23	N37°20'30"W	8.67'	8.71'	27.42'	18°11'59"
EC24	N88°50'45"W	42.25'	46.64'	30.57'	87°24'02"
EC25	S40°23'27"W	66.27'	66.32'	500.50'	7°35'30"
EC26	S4°55'55"E	40.44'	44.21'	30.50'	83°03'14"
EC27	N88°52'56"E	42.17'	46.77'	30.00'	89°19'07"
EC28	S30°05'41"W	26.53'	26.79'	55.61'	27°36'22"
EC29	S66°20'30"W	5.38'	6.14'	3.50'	100°34'41"
EC30	N35°05'01"W	4.26'	4.58'	3.50'	74°56'48"
EC31	N25°18'46"E	2.75'	2.79'	4.77'	33°33'37"
EC32	N11°46'27"E	60.57'	63.93'	56.50'	64°49'31"
EC33	N11°40'34"E	53.99'	56.96'	50.50'	64°37'45"
EC34	N88°59'26"E	43.13'	47.91'	30.50'	90°00'00"
EC35	S0°54'41"E	43.21'	48.01'	30.50'	90°11'46"
EC36	N1°17'33"W	43.46'	48.39'	30.47'	91°00'29"
EC37	S33°39'04"W	27.51'	27.54'	163.34'	9°39'39"
EC38	S82°43'49"W	39.78'	43.28'	30.67'	80°51'36"

Line Table		
Line #	Length	Direction
EL20	392.05'	N46°27'31"W
EL21	407.24'	N44°11'12"E
EL22	5.25'	N49°25'35"E
EL23	201.96'	N49°44'01"E
EL25	16.89'	N44°11'12"E
EL26	4.91'	N45°55'58"W
EL27	11.62'	S45°39'59"E
EL28	93.57'	S49°44'01"W
EL29	124.75'	S49°44'01"W
EL30	236.10'	S27°48'23"W
EL31	54.33'	S42°53'44"W
EL32	11.73'	S11°04'57"W
EL33	187.97'	S46°27'31"E
EL34	87.48'	N36°35'42"E
EL35	520.44'	N44°11'12"E
EL36	7.00'	N44°11'12"E
EL37	43.92'	N43°58'59"E
EL38	9.97'	N46°00'34"W
EL39	84.12'	N76°09'28"W
EL40	84.63'	N46°12'52"W

Line Table		
Line #	Length	Direction
EL41	87.96'	S46°16'18"E
EL42	80.14'	S76°09'28"E
EL43	107.14'	S46°00'34"E
EL44	438.66'	S44°11'12"W
EL45	6.87'	S45°05'52"E
EL46	13.18'	N45°05'52"W
EL47	27.03'	N45°05'52"W
EL48	146.48'	S44°11'12"W
EL49	98.08'	S36°35'42"W
EL50	11.97'	S46°27'34"E
EL51	24.08'	N50°34'37"W
EL52	438.17'	S44°11'12"W
EL53	9.05'	N67°57'47"W
EL54	126.34'	N44°11'12"E
EL55	202.44'	N44°11'12"E
EL56	43.33'	N43°59'26"E
EL57	9.66'	S46°00'34"E
EL58	26.00'	N43°32'28"E
EL59	271.21'	N44°11'12"E
EL60	220.63'	S28°23'25"W

Line Table		
Line #	Length	Direction
EL61	31.14'	S41°41'40"W
EL62	10.67'	N46°27'56"W



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

EXISTING FEATURES

CONTROL LEGEND

- BOUNDARY LINE ○ Property Corner (As Noted)
- EASEMENT LINE
- EXISTING LOT LINE

ABBREVIATION LEGEND

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. 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

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

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

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

FINAL PLAT
**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A

BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

Bowman

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www.bowman.com
TBPES #10120600

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 10.720 acre tract of land situated within the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being a portion of four tracts of land as described in the deeds to the Rockwall Independent School District recorded in Volume 137, Pages 217 & 214, Volume 1078, Page 146 and Volume 1074, Page 214 all of the Deed Records of Rockwall County, Texas (hereafter referred to as the RISD Parcel). Said 10.720 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at 5/8-inch capped iron rod stamped "KHA" found at the south corner of said RISD Parcel, being the east corner of Lot 1 of Rockwall Market Center South Addition recorded in Cabinet H, Slide 141 of the Plat Records of Rockwall County, Texas and being on the northwest right of way line of Ralph Hall Parkway, a 85-foot right of way, as dedicated on the plat titled "Highland Meadows No. 2" recorded in Cabinet D, Slide 225 of said Plat Records;

THENCE NORTH 46 degrees 27 minutes 00 seconds WEST, 460.55 feet with the southwest line of said RISD Parcel and being the northeast line of said Lot 1 to a 1/2-inch iron rod found at the northeast corner of said Lot 1, being on the southeast line of Lot 1, Block A of the plat titled "Rockwall Market Center East" recorded in Cabinet D, Slide 189 of said Plat Records;

THENCE NORTH 44 degrees 06 minutes 57 seconds EAST, 695.90 feet with the southeast line of said Block A to a 1/2-inch iron rod found;

THENCE NORTH 45 degrees 59 minutes 36 seconds WEST, 29.89 feet with said Block A to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at its intersection with the centerline of Tubbs Road, also known as Rochell Court, no record found;

THENCE NORTH 44 degrees 27 minutes 45 seconds EAST, 309.65 feet with the centerline of said Tubbs Road to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said RISD Parcel;

THENCE SOUTH 45 degrees 32 minutes 15 seconds EAST, 27.53 feet with the east line of said RISD Parcel to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the west right of way line of Mims Road, a variable width right of way, as described in the deed to the City of Rockwall recorded in Volume 1917, Page 41 of said Deed Records;

THENCE the following eight (8) calls coincident with the west right of way line of said Mims Road:

1. NORTH 44 degrees 26 minutes 47 seconds EAST, 4.66 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
2. NORTH 89 degrees 28 minutes 29 seconds EAST, 28.27 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
3. SOUTH 45 degrees 29 minutes 48 seconds EAST, 82.09 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the beginning of a non-tangent curve;
4. southeasterly, coincident with said non-tangent curve, concave to the southwest, having a radius of 440.50 feet and a chord bearing and distance of SOUTH 41 degrees 10 minutes 40 seconds EAST, 66.35 feet, an arc length of 66.41 feet to a 1/2-inch iron rod found at the beginning of a compound curve;
5. southeasterly, coincident with said compound curve, concave to the southwest, having a radius of 240.50 feet and a chord bearing and distance of SOUTH 32 degrees 41 minutes 35 seconds EAST, 34.94 feet, an arc length of 34.97 feet to the beginning of a non-tangent curve;
6. southeasterly, coincident with said non-tangent curve, concave to the northeast, having a radius of 259.50 feet and a chord bearing and distance of SOUTH 37 degrees 03 minutes 40 seconds EAST, 77.02 feet, an arc length of 77.31 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
7. SOUTH 45 degrees 35 minutes 42 seconds EAST, 169.16 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
8. SOUTH 00 degrees 33 minutes 47 seconds EAST, 21.62 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the northwest right of way line of said Ralph Hall Parkway;

THENCE SOUTH 44 degrees 13 minutes 22 seconds WEST, 983.28 feet with the northwest right of way line of said Ralph Hall Parkway to the POINT OF BEGINNING containing 10.720 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A**, 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A** 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

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 _____, **2023**.

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

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.
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.

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 95 (PD-95) 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 relied upon as a final survey document. Released to the City for review. 2023-05

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

**STATE OF TEXAS
 COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared Robert A. Hansen 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 _____, **2023**.

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 _____, 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 _____ day of _____, 2023 .		
_____	_____	_____
<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

ROCHELL ELEMENTARY SCHOOL ADDITION

LOT 1, BLOCK A

BEING 10.720 ACRES
 SITUATED WITHIN THE
 E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

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 TBPELS #10120600



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: June 27, 2023
APPLICANT: Robert Howman; *Glenn Engineering*
CASE NUMBER: P2023-015; *Final Plat for Lot 1, Block A, Rochell Elementary School Addition*

SUMMARY

Consider a by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Final Plat for Lot 1, Block A, Rochell Elementary School Addition being a 10.664-acre tract of land identified as Tract 17- 01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Rochell Court, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 10.664-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Elementary School Addition*) for the purpose of establishing the fire lanes and utility easements necessary to develop a new *Public Primary School* on the subject property.
- A portion of the subject property was annexed on April 23, 1979 by *Ordinance No. 79-05 [Case No. A1979-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The existing elementary school was constructed in 1979-1980 making it the second elementary school within the Rockwall Independent School District (RISD). The remaining portion of the subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. Additions to the existing elementary school were completed in 1984, 1999, and 2005. On December 13, 2022, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2022-061]* for the construction of a new Public Primary 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 *Lot 1, Block A, Rochell Elementary School Addition* staff would propose the following conditions of approval:

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

PROJECT COMMENTS



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

DATE: 6/22/2023

PROJECT NUMBER: P2023-015
PROJECT NAME: Final Plat for Lot 1, Block A, Rochell Elementary
SITE ADDRESS/LOCATIONS: 401 E RALPH HALL PKWY

CASE CAPTION: Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Final Plat for Lot 1, Block A, Rochell Elementary School Addition being a 10.664-acre tract of land identified as Tract 17- 01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Tubbs Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	06/21/2023	Approved w/ Comments

06/21/2023: P2023-015: Final Plat for Lot 1, Block A, Rochell Elementary
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Robert Howman of Glenn Engineering on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Final Plat for Lot 1, Block A, Rochell Elementary School Addition being a 10.664-acre tract of land identified as Tract 17- 01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Rochell Court.

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 (P2023-015) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

M.5 Please provide two (2) corners tied to state plane coordinates. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.6 Please correct the Title Block to the following:

Final Plat
Lots 1, Block A
Rochell Elementary School Addition
Being 10.720-Acres Or 466,963.2 SF
Situated within the
E.P. Gaines Chisum Survey, Abstract No. 64
City of Rockwall, Rockwall County, Texas

M.7 Please only indicate the building setbacks adjacent to a street.

M.8 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.9 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]
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 [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.10 Indicate the centerlines and median openings for Ralph Hall Parkway and Mims Road adjacent to the property. (Section 38-7, Subdivisions, of the Municipal Code of Ordinances)

M.11 Indicate Tubbs Road as Rochell Court only.

I.12 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.13 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: June 27, 2023
City Council: July 17, 2023

I.14 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	06/22/2023	Needs Review

06/22/2023: - Include the Water line easement for hydrant.

- Must tie two points to Rockwall GPS. N: E:

- Where are the detention and drainage easements?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	06/22/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/19/2023	Approved w/ Comments

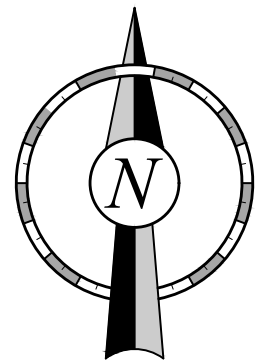
06/19/2023: Please tie two corners to the State Plane Coordinates System (grid). NAD83-North Central TX 4202

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/13/2023	Approved

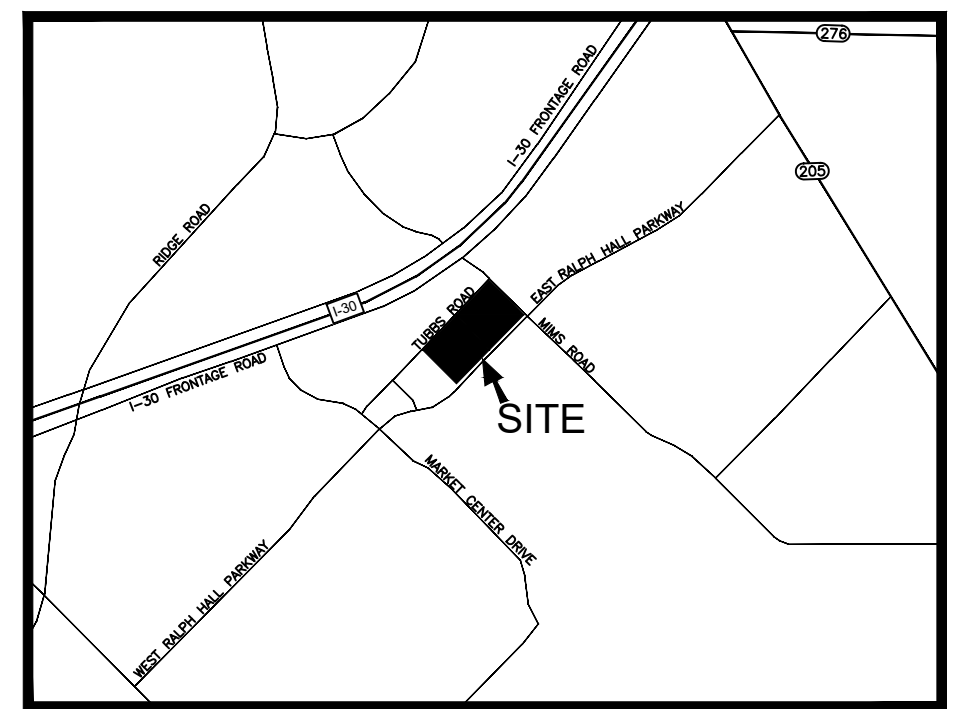
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/19/2023	Approved

No Comments



SCALE: 1" = 80'



LOCATION MAP NOT TO SCALE

Where are the detention and drainage easements?

SURVEY LEGEND

EXISTING FEATURES

CONTROL LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING LOT LINE
- Property Corner (As Noted)

ABBREVIATION LEGEND

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. 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

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

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

LOT 1, BLOCK A
10.664 ACRES
(464,533± SQ FT)
E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64

Water line easement for hydrant.

Must tie two points to Rockwall GPS. N: E:

Line #	Length	Direction
L1	10.05'	N45°48'48"W
L2	196.23'	N44°05'46"E

Line #	Length	Direction
EL1	98.74'	N43°33'00"E
EL2	5.00'	N46°27'00"W
EL3	20.00'	N43°33'00"E
EL4	20.00'	S46°27'00"E
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EL9	983.47'	N44°13'22"E
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EL13	18.69'	N43°32'28"E
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EL15	88.35'	S46°27'32"E
EL16	34.50'	N43°32'28"E
EL17	20.00'	S46°27'32"E
EL18	34.50'	S43°32'28"W
EL19	352.30'	S46°27'32"E

Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	N52°23'43"E	46.04'	46.21'	159.50'	16°35'54"
C2	N57°04'40"E	17.72'	17.74'	140.50'	7°13'58"

FINAL PLAT
ROCHELL ELEMENTARY SCHOOL ADDITION

LOT 1, BLOCK A
BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

Bowman

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



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 401 East Ralph Hall Parkway, Rockwall, TX 75032

SUBDIVISION A0064 E P G CHISUM, TRACT 17-01 LOT 1 BLOCK A

GENERAL LOCATION Northwest Corner East Ralph Hall Parkway and Mims Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE public school

PROPOSED ZONING AG PROPOSED USE public school

ACREAGE 10.664 LOTS [CURRENT] 1 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 ISD APPLICANT Glenn Engineering

CONTACT PERSON Tim Lyssy CONTACT PERSON Robert Howman

ADDRESS 1050 Williams St., ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Irving, Tx 75038

PHONE Phone 972-771-0605 PHONE 972.989.2174

E-MAIL Tim.Lyssy@Rockwallisd.org E-MAIL rahowman@glenngineering.com

NOTARY VERIFICATION [REQUIRED]

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

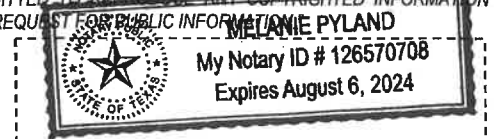
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 314.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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 13th DAY OF June, 2023.

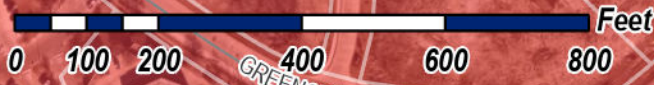
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

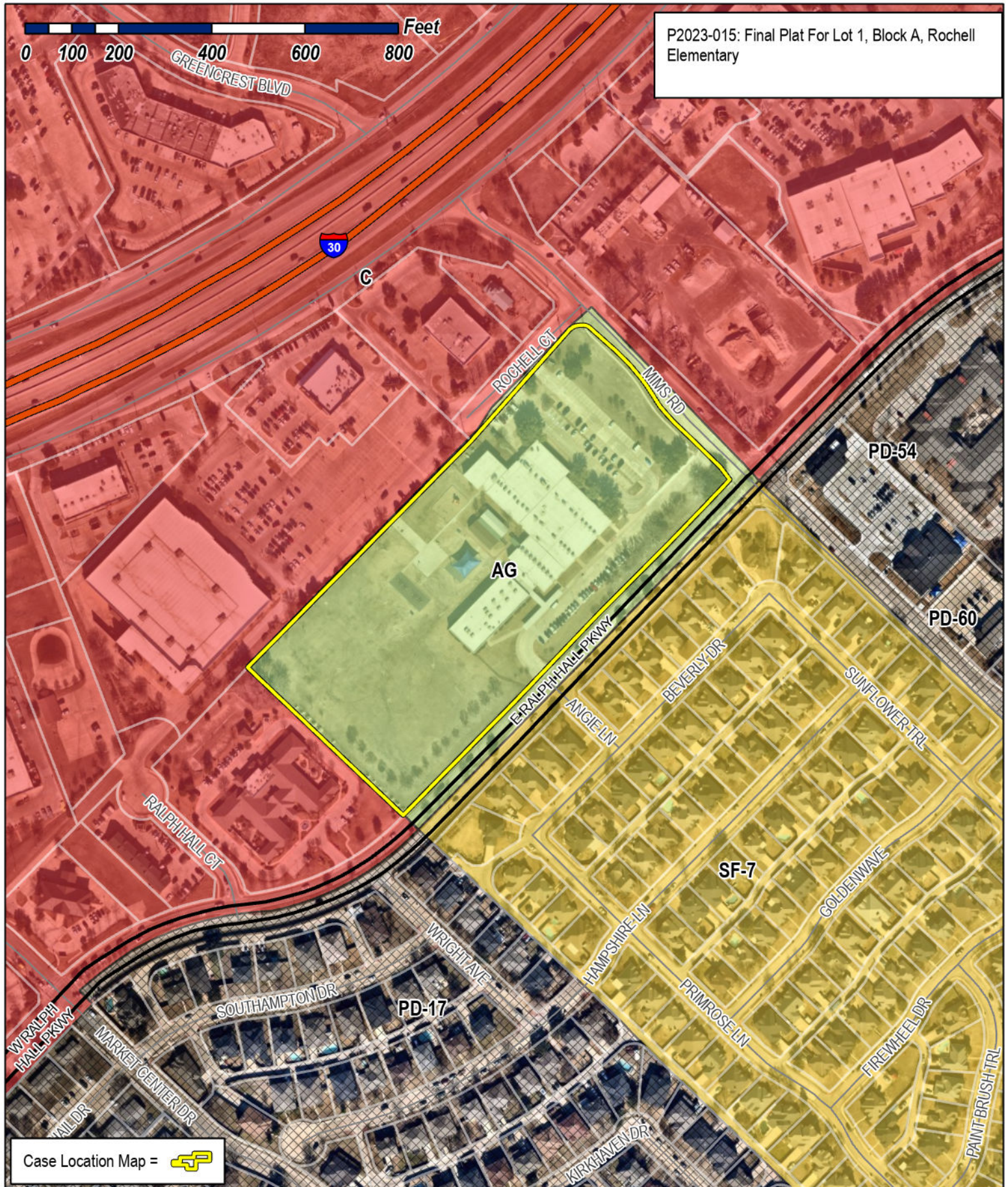
[Handwritten Signature]
Melanie Pyne



MY COMMISSION EXPIRES August 6, 2024



P2023-015: Final Plat For Lot 1, Block A, Rochell Elementary



Case Location Map =

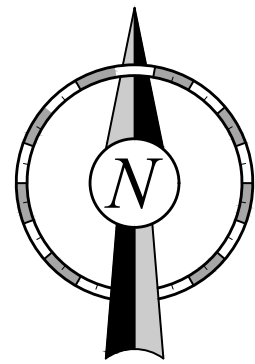


City of Rockwall

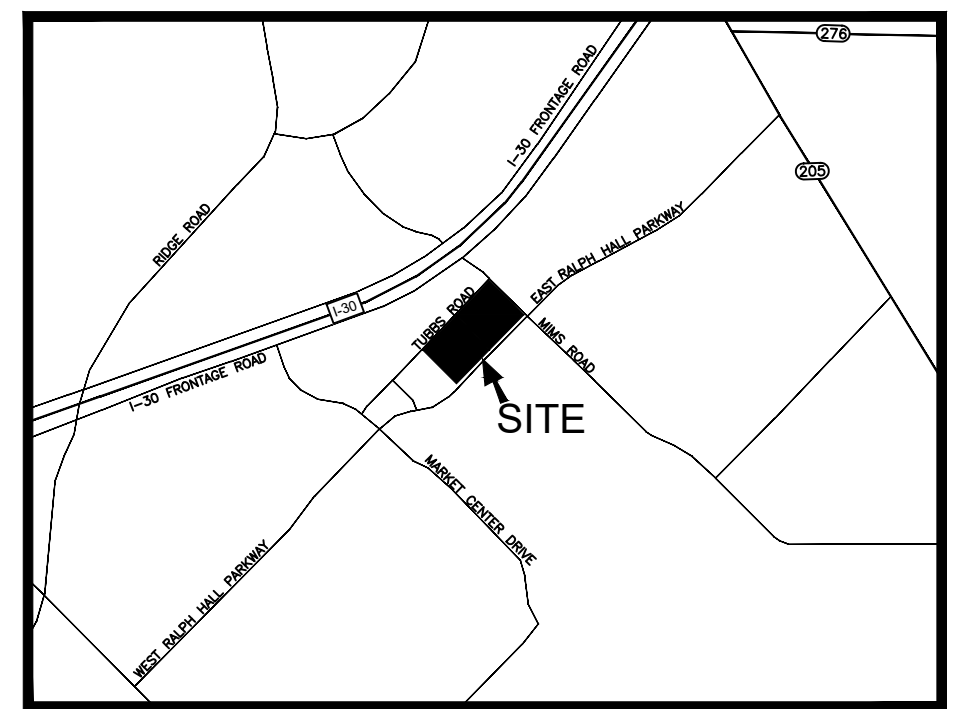
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

- | | |
|----------------------------|---|
| EXISTING FEATURES | CONTROL LEGEND |
| BOUNDARY LINE | ○ Property Corner (As Noted) |
| EASEMENT LINE | |
| EXISTING LOT LINE | |
| ABBREVIATION LEGEND | |
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| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
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| MNF | MAG NAIL FOUND |
| MNS | MAG NAIL SET |
| P.O.B. | POINT OF BEGINNING |

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LOT 1, BLOCK A
10.664 ACRES
(464,533± SQ FT)
E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64

Line #	Length	Direction
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L2	196.23'	N44°05'46"E

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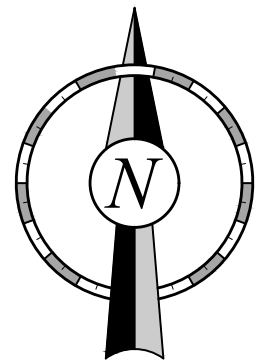
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FINAL PLAT
**ROCHELL ELEMENTARY
SCHOOL ADDITION**

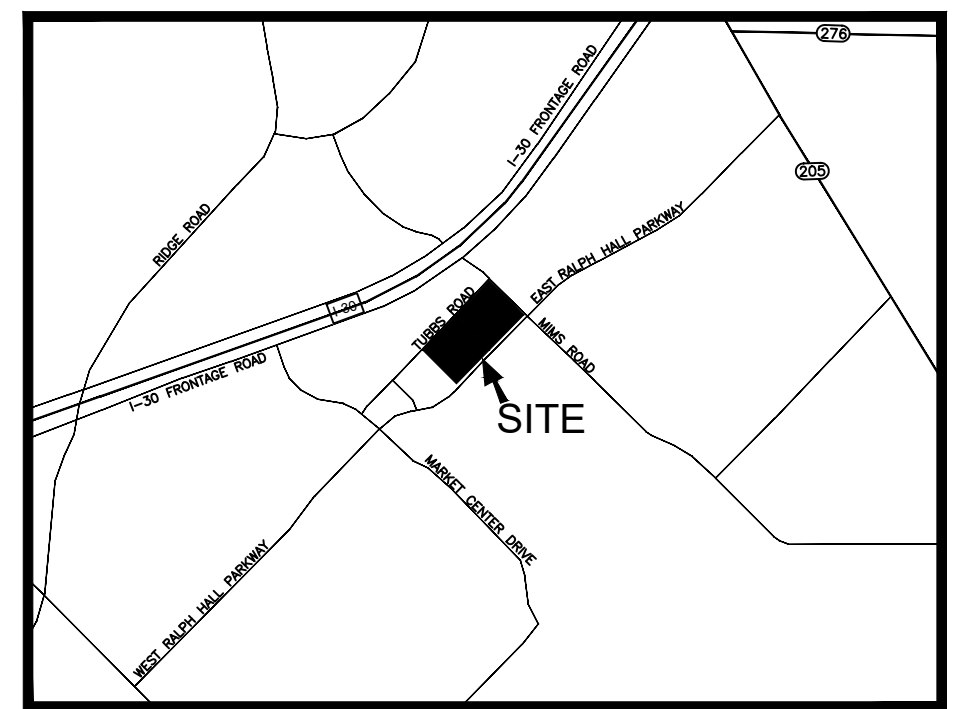
LOT 1, BLOCK A
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E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
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SCALE: 1" = 80'

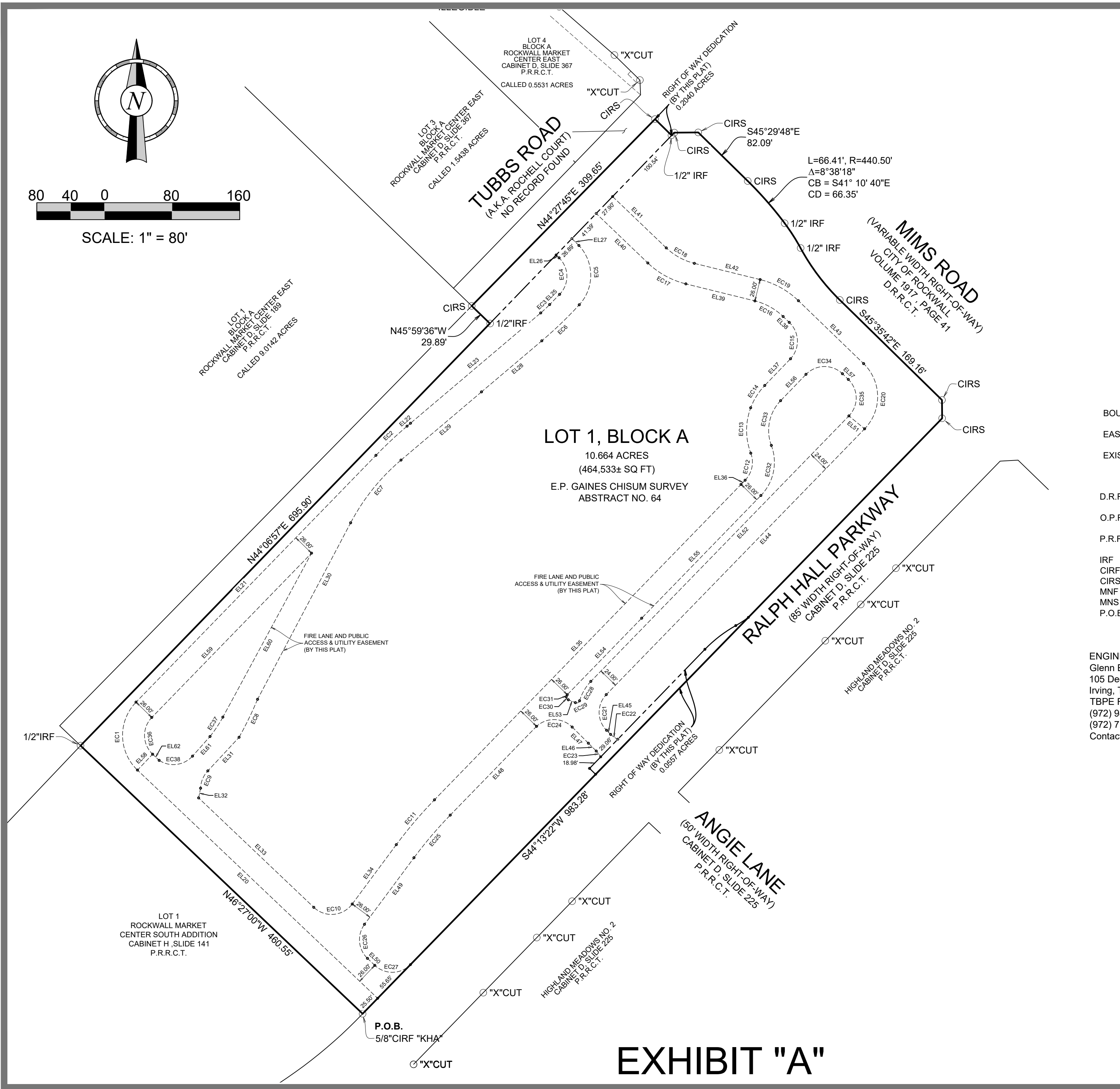


LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

<u>EXISTING FEATURES</u>		<u>CONTROL LEGEND</u>
BOUNDARY LINE		Property Corner (As Noted)
EASEMENT LINE		
EXISTING LOT LINE		
<u>ABBREVIATION LEGEND</u>		
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MNF	MAG NAIL FOUND	
MNS	MAG NAIL SET	
P.O.B.	POINT OF BEGINNING	

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



LOT 1, BLOCK A
10.664 ACRES
(464,533± SQ FT)
E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64

FINAL PLAT
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SCHOOL ADDITION**

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EXHIBIT "A"

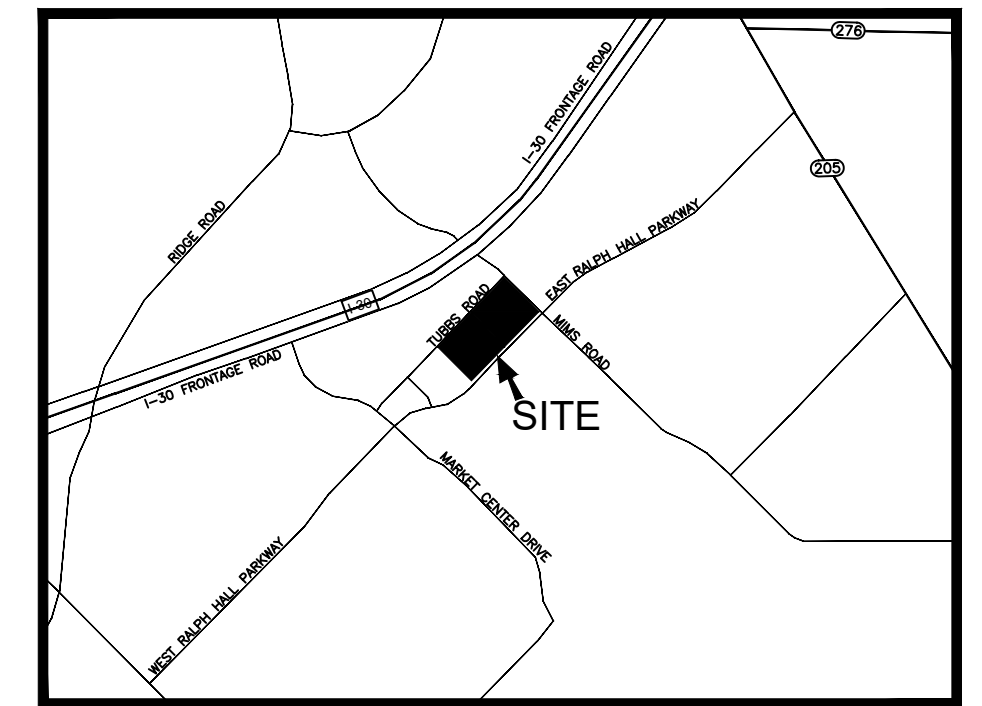
Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N1°13'11"W	80.44'	89.53'	56.47'	90°50'21"
EC2	N46°52'09"E	50.58'	50.60'	509.10'	5°41'40"
EC3	N46°57'37"E	14.56'	14.57'	150.50'	5°32'49"
EC4	N0°52'23"W	43.18'	47.97'	30.50'	90°07'10"
EC5	S0°23'37"E	70.11'	77.12'	51.50'	85°47'53"
EC6	S46°07'10"W	61.59'	61.63'	488.50'	7°13'41"
EC7	S38°46'12"W	95.28'	95.87'	250.50'	21°55'38"
EC8	S25°54'54"W	49.94'	49.97'	434.49'	6°35'22"
EC9	S22°52'00"W	22.20'	22.70'	31.03'	41°54'44"
EC10	N85°04'05"E	45.67'	51.61'	30.50'	96°56'46"
EC11	N40°23'27"E	69.71'	69.76'	526.50'	7°35'30"
EC12	N11°46'31"E	32.70'	34.51'	30.50'	64°49'22"
EC13	N0°06'02"W	53.68'	54.88'	75.42'	41°41'34"
EC14	N32°12'52"E	31.23'	31.45'	76.50'	23°33'07"
EC15	N2°01'43"W	43.07'	47.82'	30.51'	89°48'52"
EC16	N61°05'01"W	38.23'	38.67'	73.50'	30°08'54"
EC17	N61°11'09"W	51.41'	52.00'	99.50'	29°56'37"
EC18	S61°11'09"E	37.98'	38.41'	73.50'	29°56'38"
EC19	S61°05'01"E	51.75'	52.36'	99.50'	30°08'54"
EC20	S0°54'41"E	77.21'	85.79'	54.50'	90°11'46"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S0°27'20"E	42.16'	46.75'	30.00'	89°17'04"
EC22	S55°41'58"E	10.25'	10.30'	30.00'	19°39'53"
EC23	N37°20'30"W	8.67'	8.71'	27.42'	18°11'59"
EC24	N88°50'45"W	42.25'	46.64'	30.57'	87°24'02"
EC25	S40°23'27"W	66.27'	66.32'	500.50'	7°35'30"
EC26	S4°55'55"E	40.44'	44.21'	30.50'	83°03'14"
EC27	N88°52'56"E	42.17'	46.77'	30.00'	89°19'07"
EC28	S30°05'41"W	26.53'	26.79'	55.61'	27°36'22"
EC29	S66°20'30"W	5.38'	6.14'	3.50'	100°34'41"
EC30	N35°05'01"W	4.26'	4.58'	3.50'	74°56'48"
EC31	N25°18'46"E	2.75'	2.79'	4.77'	33°33'37"
EC32	N11°46'27"E	60.57'	63.93'	56.50'	64°49'31"
EC33	N11°40'34"E	53.99'	56.96'	50.50'	64°37'45"
EC34	N88°59'26"E	43.13'	47.91'	30.50'	90°00'00"
EC35	S0°54'41"E	43.21'	48.01'	30.50'	90°11'46"
EC36	N1°17'33"W	43.46'	48.39'	30.47'	91°00'29"
EC37	S33°39'04"W	27.51'	27.54'	163.34'	9°39'39"
EC38	S82°43'49"W	39.78'	43.28'	30.67'	80°51'36"

Line Table		
Line #	Length	Direction
EL20	392.05'	N46°27'31"W
EL21	407.24'	N44°11'12"E
EL22	5.25'	N49°25'35"E
EL23	201.96'	N49°44'01"E
EL25	16.89'	N44°11'12"E
EL26	4.91'	N45°55'58"W
EL27	11.62'	S45°39'59"E
EL28	93.57'	S49°44'01"W
EL29	124.75'	S49°44'01"W
EL30	236.10'	S27°48'23"W
EL31	54.33'	S42°53'44"W
EL32	11.73'	S11°04'57"W
EL33	187.97'	S46°27'31"E
EL34	87.48'	N36°35'42"E
EL35	520.44'	N44°11'12"E
EL36	7.00'	N44°11'12"E
EL37	43.92'	N43°58'59"E
EL38	9.97'	N46°00'34"W
EL39	84.12'	N76°09'28"W
EL40	84.63'	N46°12'52"W

Line Table		
Line #	Length	Direction
EL41	87.96'	S46°16'18"E
EL42	80.14'	S76°09'28"E
EL43	107.14'	S46°00'34"E
EL44	438.66'	S44°11'12"W
EL45	6.87'	S45°05'52"E
EL46	13.18'	N45°05'52"W
EL47	27.03'	N45°05'52"W
EL48	146.48'	S44°11'12"W
EL49	98.08'	S36°35'42"W
EL50	11.97'	S46°27'34"E
EL51	24.08'	N50°34'37"W
EL52	438.17'	S44°11'12"W
EL53	9.05'	N67°57'47"W
EL54	126.34'	N44°11'12"E
EL55	202.44'	N44°11'12"E
EL56	43.33'	N43°59'26"E
EL57	9.66'	S46°00'34"E
EL58	26.00'	N43°32'28"E
EL59	271.21'	N44°11'12"E
EL60	220.63'	S28°23'25"W

Line Table		
Line #	Length	Direction
EL61	31.14'	S41°41'40"W
EL62	10.67'	N46°27'56"W



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

EXISTING FEATURES

- BOUNDARY LINE _____
- EASEMENT LINE - - - - -
- EXISTING LOT LINE ·····

CONTROL LEGEND

- Property Corner (As Noted)

ABBREVIATION LEGEND

- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. 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

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

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

FINAL PLAT
**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A

BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

Bowman

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

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 10.720 acre tract of land situated within the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being a portion of four tracts of land as described in the deeds to the Rockwall Independent School District recorded in Volume 137, Pages 217 & 214, Volume 1078, Page 146 and Volume 1074, Page 214 all of the Deed Records of Rockwall County, Texas (hereafter referred to as the RISD Parcel). Said 10.720 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at 5/8-inch capped iron rod stamped "KHA" found at the south corner of said RISD Parcel, being the east corner of Lot 1 of Rockwall Market Center South Addition recorded in Cabinet H, Slide 141 of the Plat Records of Rockwall County, Texas and being on the northwest right of way line of Ralph Hall Parkway, a 85-foot right of way, as dedicated on the plat titled "Highland Meadows No. 2" recorded in Cabinet D, Slide 225 of said Plat Records;

THENCE NORTH 46 degrees 27 minutes 00 seconds WEST, 460.55 feet with the southwest line of said RISD Parcel and being the northeast line of said Lot 1 to a 1/2-inch iron rod found at the northeast corner of said Lot 1, being on the southeast line of Lot 1, Block A of the plat titled "Rockwall Market Center East" recorded in Cabinet D, Slide 189 of said Plat Records;

THENCE NORTH 44 degrees 06 minutes 57 seconds EAST, 695.90 feet with the southeast line of said Block A to a 1/2-inch iron rod found;

THENCE NORTH 45 degrees 59 minutes 36 seconds WEST, 29.89 feet with said Block A to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at its intersection with the centerline of Tubbs Road, also known as Rochell Court, no record found;

THENCE NORTH 44 degrees 27 minutes 45 seconds EAST, 309.65 feet with the centerline of said Tubbs Road to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said RISD Parcel;

THENCE SOUTH 45 degrees 32 minutes 15 seconds EAST, 27.53 feet with the east line of said RISD Parcel to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the west right of way line of Mims Road, a variable width right of way, as described in the deed to the City of Rockwall recorded in Volume 1917, Page 41 of said Deed Records;

THENCE the following eight (8) calls coincident with the west right of way line of said Mims Road:

1. NORTH 44 degrees 26 minutes 47 seconds EAST, 4.66 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
2. NORTH 89 degrees 28 minutes 29 seconds EAST, 28.27 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
3. SOUTH 45 degrees 29 minutes 48 seconds EAST, 82.09 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the beginning of a non-tangent curve;
4. southeasterly, coincident with said non-tangent curve, concave to the southwest, having a radius of 440.50 feet and a chord bearing and distance of SOUTH 41 degrees 10 minutes 40 seconds EAST, 66.35 feet, an arc length of 66.41 feet to a 1/2-inch iron rod found at the beginning of a compound curve;
5. southeasterly, coincident with said compound curve, concave to the southwest, having a radius of 240.50 feet and a chord bearing and distance of SOUTH 32 degrees 41 minutes 35 seconds EAST, 34.94 feet, an arc length of 34.97 feet to the beginning of a non-tangent curve;
6. southeasterly, coincident with said non-tangent curve, concave to the northeast, having a radius of 259.50 feet and a chord bearing and distance of SOUTH 37 degrees 03 minutes 40 seconds EAST, 77.02 feet, an arc length of 77.31 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
7. SOUTH 45 degrees 35 minutes 42 seconds EAST, 169.16 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
8. SOUTH 00 degrees 33 minutes 47 seconds EAST, 21.62 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the northwest right of way line of said Ralph Hall Parkway;

THENCE SOUTH 44 degrees 13 minutes 22 seconds WEST, 983.28 feet with the northwest right of way line of said Ralph Hall Parkway to the POINT OF BEGINNING containing 10.720 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A**, 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A** 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

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 _____, 2023.

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

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.
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.

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 95 (PD-95) 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 relied upon as a final survey document. Released to the City for review. 2023-05

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

**STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared Robert A. Hansen 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 _____, 2023.

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

RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission, Chairman Date

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

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

**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A

BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

Bowman

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

Bowman Job No.: 210596 Drawn By: RAH Sheet: 4 of 4



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: July 17, 2023
APPLICANT: Robert Howman; *Glenn Engineering*
CASE NUMBER: P2023-015; *Final Plat for Lot 1, Block A, Rochell Elementary School Addition*

SUMMARY

Consider a by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Final Plat for Lot 1, Block A, Rochell Elementary School Addition being a 10.664-acre tract of land identified as Tract 17- 01 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 899 Rochell Court, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 10.664-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Elementary School Addition*) for the purpose of establishing the fire lanes and utility easements necessary to develop a new *Public Primary School* on the subject property.
- A portion of the subject property was annexed on April 23, 1979 by *Ordinance No. 79-05 [Case No. A1979-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The existing elementary school was constructed in 1979-1980 making it the second elementary school within the Rockwall Independent School District (RISD). The remaining portion of the subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. Additions to the existing elementary school were completed in 1984, 1999, and 2005. On December 13, 2022, the Planning and Zoning Commission approved a *Site Plan [Case No. SP2022-061]* for the construction of a new Public Primary 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 *Lot 1, Block A, Rochell Elementary School Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; 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 June 27, 2023, the Planning and Zoning Commission approved a motion recommending approval of the Final Plat by a vote of 6-0, with Chairman Deckard absent.



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 401 East Ralph Hall Parkway, Rockwall, TX 75032

SUBDIVISION A0064 E P G CHISUM, TRACT 17-01 LOT 1 BLOCK A

GENERAL LOCATION Northwest Corner East Ralph Hall Parkway and Mims Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE public school

PROPOSED ZONING AG PROPOSED USE public school

ACREAGE 10.664 LOTS [CURRENT] 1 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 ISD APPLICANT Glenn Engineering

CONTACT PERSON Tim Lyssy CONTACT PERSON Robert Howman

ADDRESS 1050 Williams St., ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Irving, Tx 75038

PHONE Phone 972-771-0605 PHONE 972.989.2174

E-MAIL Tim.Lyssy@Rockwallisd.org E-MAIL rahowman@glenngineering.com

NOTARY VERIFICATION [REQUIRED]

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

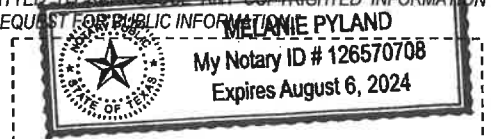
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 314.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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 13th DAY OF June, 2023.

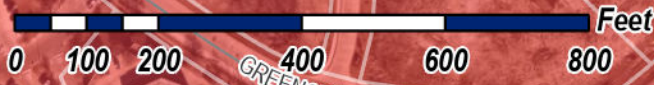
OWNER'S SIGNATURE

[Handwritten Signature]
Melanie Pyne

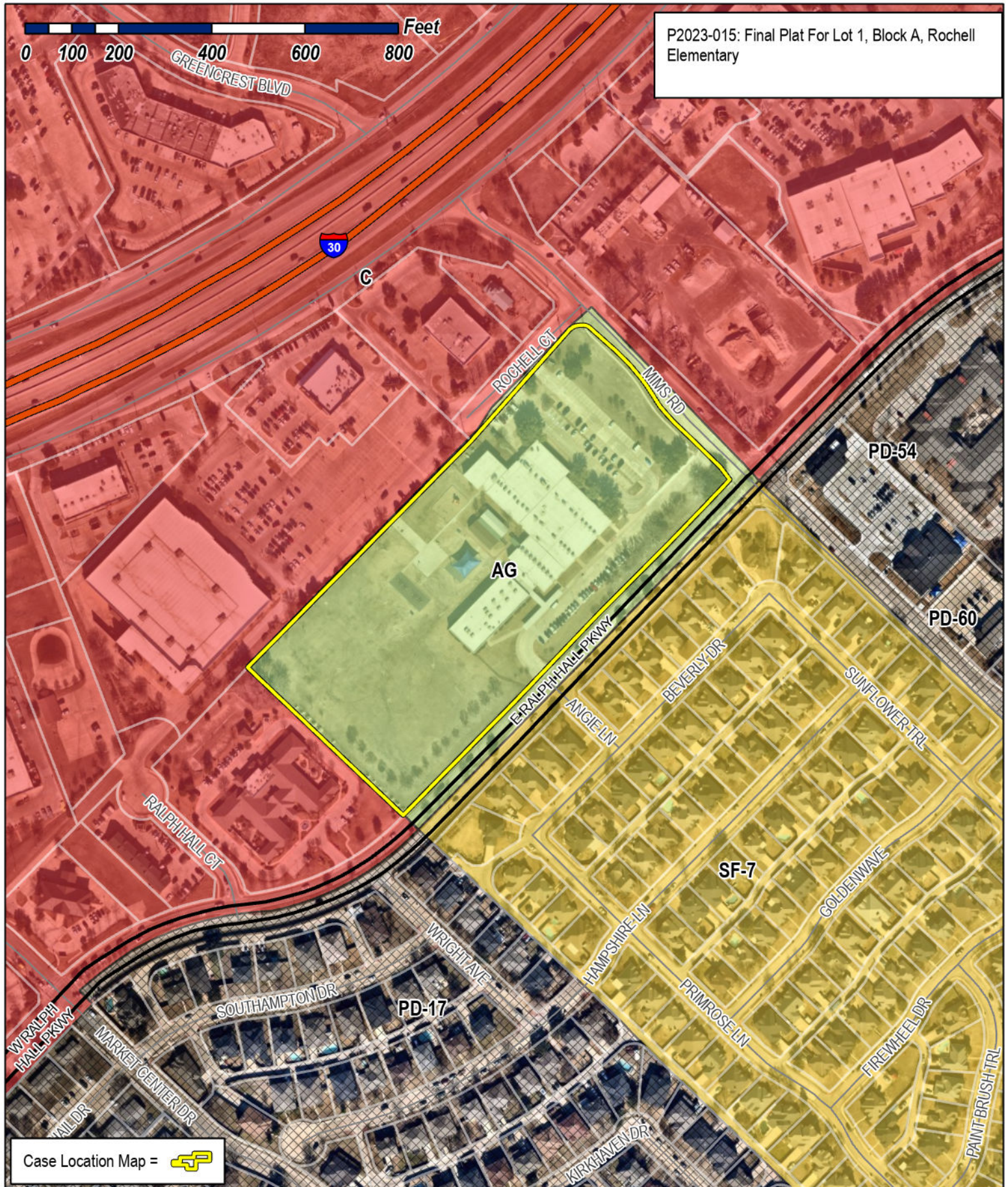
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES August 6, 2024



P2023-015: Final Plat For Lot 1, Block A, Rochell Elementary



Case Location Map =

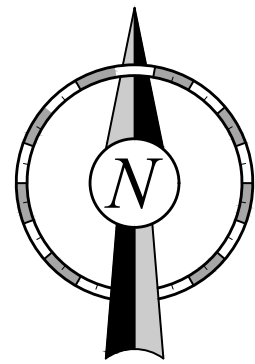


City of Rockwall

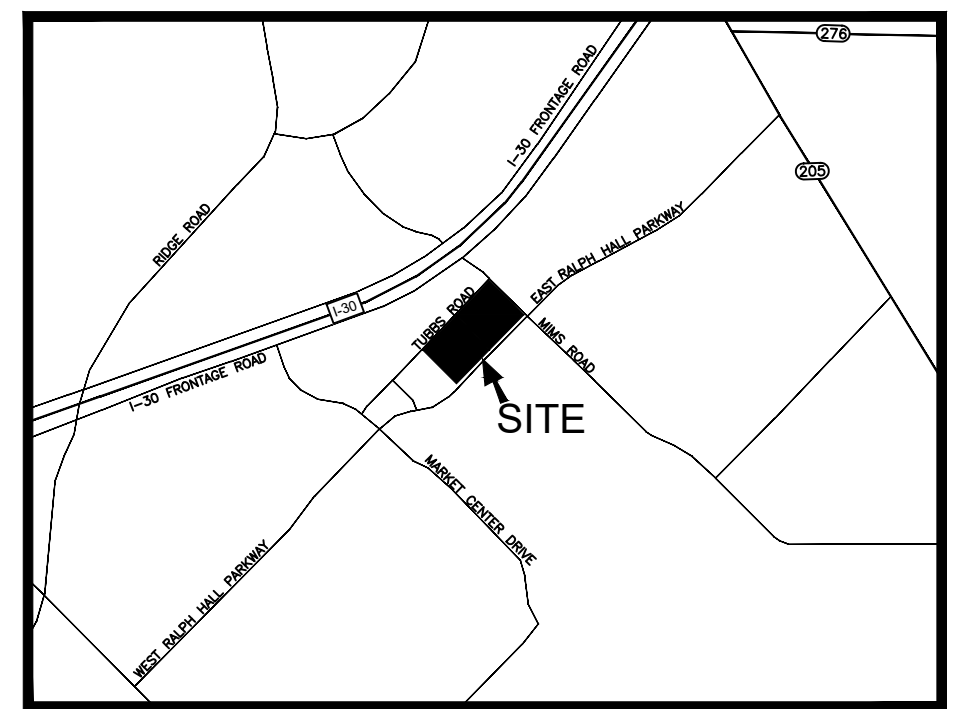
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

- | | |
|----------------------------|---|
| EXISTING FEATURES | CONTROL LEGEND |
| BOUNDARY LINE | ○ Property Corner (As Noted) |
| EASEMENT LINE | |
| EXISTING LOT LINE | |
| ABBREVIATION LEGEND | |
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | 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 |

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

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

LOT 1, BLOCK A
10.664 ACRES
(464,533± SQ FT)
E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64

Line #	Length	Direction
L1	10.05'	N45°48'48"W
L2	196.23'	N44°05'46"E

Line #	Length	Direction
EL1	98.74'	N43°33'00"E
EL2	5.00'	N46°27'00"W
EL3	20.00'	N43°33'00"E
EL4	20.00'	S46°27'00"E
EL5	20.00'	S43°33'00"W
EL6	5.00'	N46°27'00"W
EL7	88.74'	S43°33'00"W
EL8	231.93'	S46°27'00"E
EL9	983.47'	N44°13'22"E
EL10	237.88'	N46°27'32"W
EL11	18.92'	S43°32'28"W
EL12	20.00'	N45°48'48"W
EL13	18.69'	N43°32'28"E
EL14	202.73'	N46°27'32"W
EL15	88.35'	S46°27'32"E
EL16	34.50'	N43°32'28"E
EL17	20.00'	S46°27'32"E
EL18	34.50'	S43°32'28"W
EL19	352.30'	S46°27'32"E

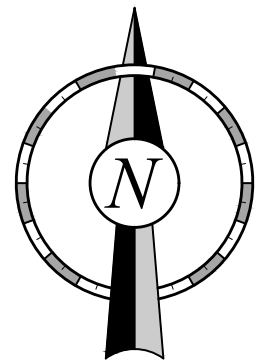
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	N52°23'43"E	46.04'	46.21'	159.50'	16°35'54"
C2	N57°04'40"E	17.72'	17.74'	140.50'	7°13'58"

FINAL PLAT
**ROCHELL ELEMENTARY
SCHOOL ADDITION**

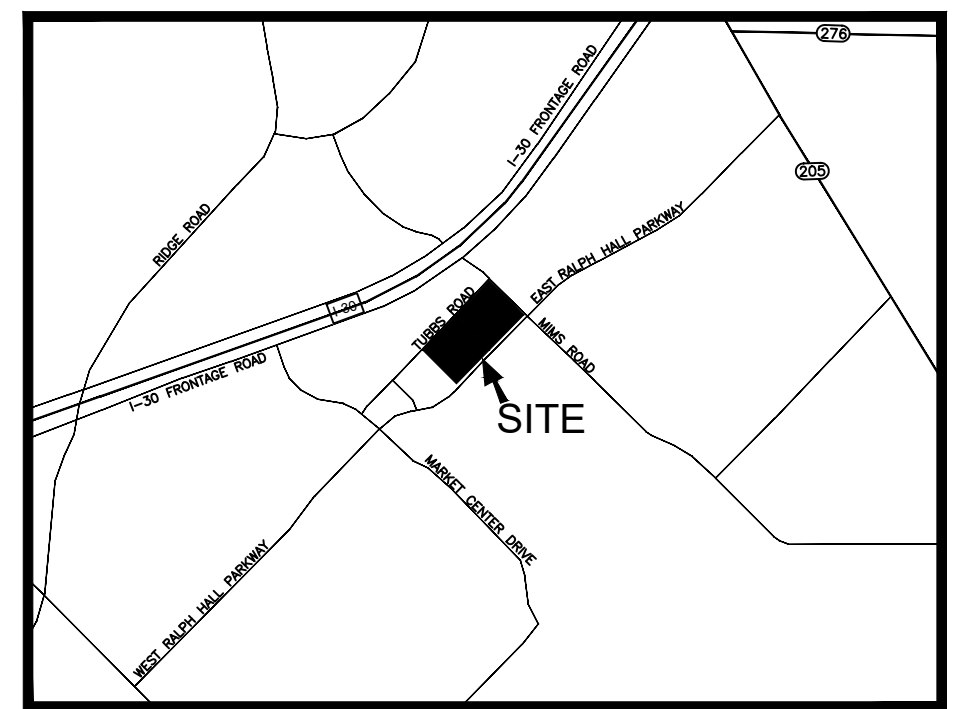
LOT 1, BLOCK A
BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: *****



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Fort Worth, TX 76104
TBPELS #10120600
Phone: (214) 484-8586
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SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

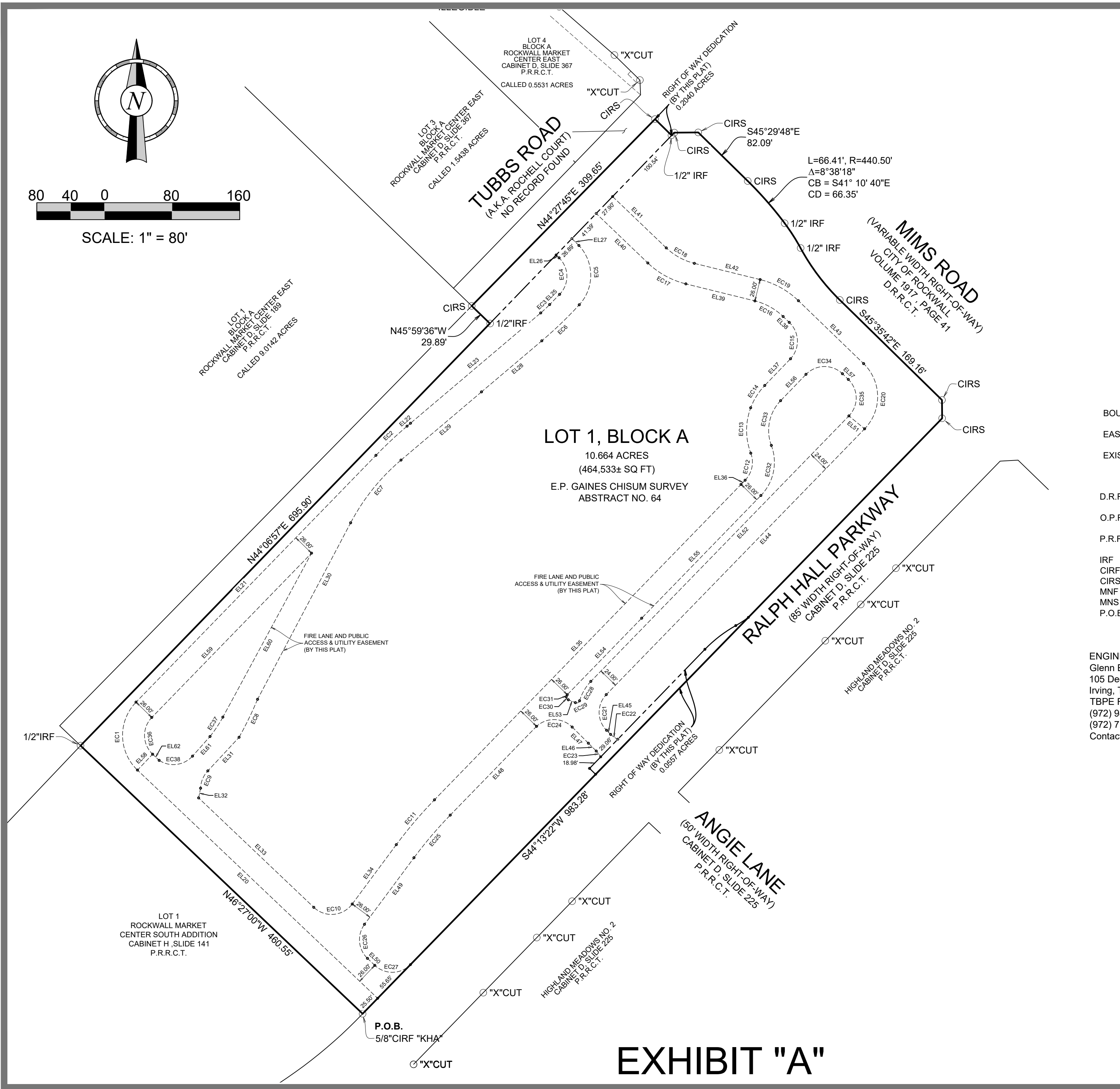
SURVEY LEGEND

EXISTING FEATURES		CONTROL LEGEND	
BOUNDARY LINE			Property Corner (As Noted)
EASEMENT LINE			
EXISTING LOT LINE			
ABBREVIATION LEGEND			
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS		
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS		
P.R.R.C.T.	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		

ENGINEER:
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TBPE FIRM NO. F-303
(972) 989-2174 Cell
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Contact: Robert Howman

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

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



LOT 1, BLOCK A
10.664 ACRES
(464,533± SQ FT)
E.P. GAINES CHISUM SURVEY
ABSTRACT NO. 64

FINAL PLAT
**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A
BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****



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EXHIBIT "A"

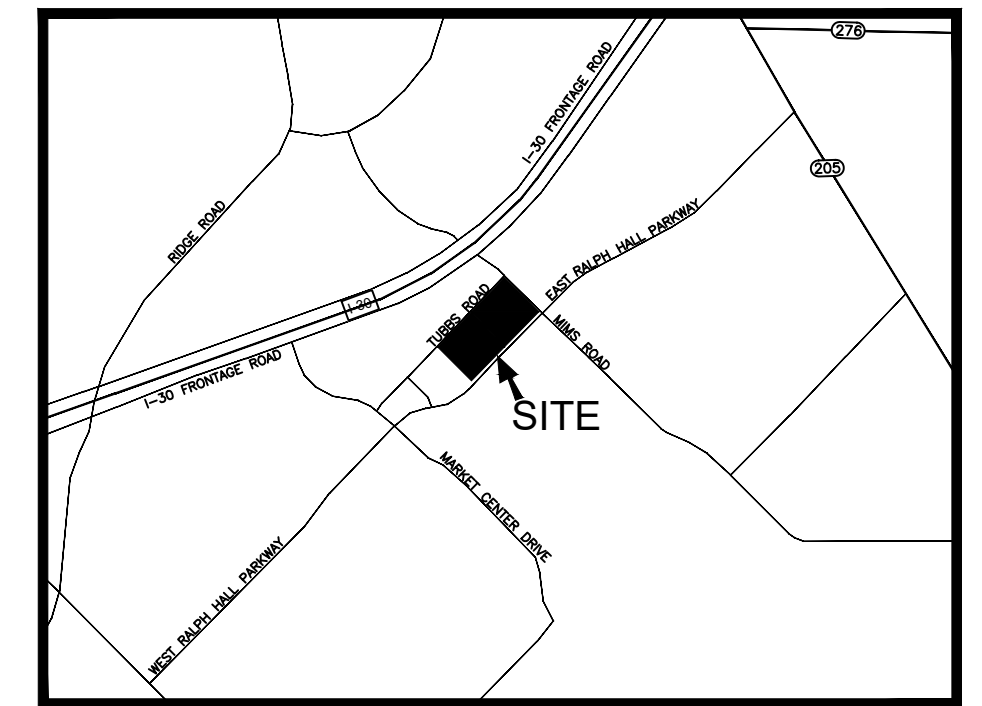
Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N1°13'11"W	80.44'	89.53'	56.47'	90°50'21"
EC2	N46°52'09"E	50.58'	50.60'	509.10'	5°41'40"
EC3	N46°57'37"E	14.56'	14.57'	150.50'	5°32'49"
EC4	N0°52'23"W	43.18'	47.97'	30.50'	90°07'10"
EC5	S0°23'37"E	70.11'	77.12'	51.50'	85°47'53"
EC6	S46°07'10"W	61.59'	61.63'	488.50'	7°13'41"
EC7	S38°46'12"W	95.28'	95.87'	250.50'	21°55'38"
EC8	S25°54'54"W	49.94'	49.97'	434.49'	6°35'22"
EC9	S22°52'00"W	22.20'	22.70'	31.03'	41°54'44"
EC10	N85°04'05"E	45.67'	51.61'	30.50'	96°56'46"
EC11	N40°23'27"E	69.71'	69.76'	526.50'	7°35'30"
EC12	N11°46'31"E	32.70'	34.51'	30.50'	64°49'22"
EC13	N0°06'02"W	53.68'	54.88'	75.42'	41°41'34"
EC14	N32°12'52"E	31.23'	31.45'	76.50'	23°33'07"
EC15	N2°01'43"W	43.07'	47.82'	30.51'	89°48'52"
EC16	N61°05'01"W	38.23'	38.67'	73.50'	30°08'54"
EC17	N61°11'09"W	51.41'	52.00'	99.50'	29°56'37"
EC18	S61°11'09"E	37.98'	38.41'	73.50'	29°56'38"
EC19	S61°05'01"E	51.75'	52.36'	99.50'	30°08'54"
EC20	S0°54'41"E	77.21'	85.79'	54.50'	90°11'46"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S0°27'20"E	42.16'	46.75'	30.00'	89°17'04"
EC22	S55°41'58"E	10.25'	10.30'	30.00'	19°39'53"
EC23	N37°20'30"W	8.67'	8.71'	27.42'	18°11'59"
EC24	N88°50'45"W	42.25'	46.64'	30.57'	87°24'02"
EC25	S40°23'27"W	66.27'	66.32'	500.50'	7°35'30"
EC26	S4°55'55"E	40.44'	44.21'	30.50'	83°03'14"
EC27	N88°52'56"E	42.17'	46.77'	30.00'	89°19'07"
EC28	S30°05'41"W	26.53'	26.79'	55.61'	27°36'22"
EC29	S66°20'30"W	5.38'	6.14'	3.50'	100°34'41"
EC30	N35°05'01"W	4.26'	4.58'	3.50'	74°56'48"
EC31	N25°18'46"E	2.75'	2.79'	4.77'	33°33'37"
EC32	N11°46'27"E	60.57'	63.93'	56.50'	64°49'31"
EC33	N11°40'34"E	53.99'	56.96'	50.50'	64°37'45"
EC34	N88°59'26"E	43.13'	47.91'	30.50'	90°00'00"
EC35	S0°54'41"E	43.21'	48.01'	30.50'	90°11'46"
EC36	N1°17'33"W	43.46'	48.39'	30.47'	91°00'29"
EC37	S33°39'04"W	27.51'	27.54'	163.34'	9°39'39"
EC38	S82°43'49"W	39.78'	43.28'	30.67'	80°51'36"

Line Table		
Line #	Length	Direction
EL20	392.05'	N46°27'31"W
EL21	407.24'	N44°11'12"E
EL22	5.25'	N49°25'35"E
EL23	201.96'	N49°44'01"E
EL25	16.89'	N44°11'12"E
EL26	4.91'	N45°55'58"W
EL27	11.62'	S45°39'59"E
EL28	93.57'	S49°44'01"W
EL29	124.75'	S49°44'01"W
EL30	236.10'	S27°48'23"W
EL31	54.33'	S42°53'44"W
EL32	11.73'	S11°04'57"W
EL33	187.97'	S46°27'31"E
EL34	87.48'	N36°35'42"E
EL35	520.44'	N44°11'12"E
EL36	7.00'	N44°11'12"E
EL37	43.92'	N43°58'59"E
EL38	9.97'	N46°00'34"W
EL39	84.12'	N76°09'28"W
EL40	84.63'	N46°12'52"W

Line Table		
Line #	Length	Direction
EL41	87.96'	S46°16'18"E
EL42	80.14'	S76°09'28"E
EL43	107.14'	S46°00'34"E
EL44	438.66'	S44°11'12"W
EL45	6.87'	S45°05'52"E
EL46	13.18'	N45°05'52"W
EL47	27.03'	N45°05'52"W
EL48	146.48'	S44°11'12"W
EL49	98.08'	S36°35'42"W
EL50	11.97'	S46°27'34"E
EL51	24.08'	N50°34'37"W
EL52	438.17'	S44°11'12"W
EL53	9.05'	N67°57'47"W
EL54	126.34'	N44°11'12"E
EL55	202.44'	N44°11'12"E
EL56	43.33'	N43°59'26"E
EL57	9.66'	S46°00'34"E
EL58	26.00'	N43°32'28"E
EL59	271.21'	N44°11'12"E
EL60	220.63'	S28°23'25"W

Line Table		
Line #	Length	Direction
EL61	31.14'	S41°41'40"W
EL62	10.67'	N46°27'56"W



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

- | | |
|--------------------------|----------------------------|
| EXISTING FEATURES | CONTROL LEGEND |
| BOUNDARY LINE | Property Corner (As Noted) |
| EASEMENT LINE | |
| EXISTING LOT LINE | |

ABBREVIATION LEGEND

- | | |
|--------------|---|
| D.R.R.C.T. | DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
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| CIRS | 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" |
| MNF | MAG NAIL FOUND |
| MNS | MAG NAIL SET |
| P.O.B. | POINT OF BEGINNING |

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

**ROCHELL ELEMENTARY
SCHOOL ADDITION**

LOT 1, BLOCK A

BEING 10.720 ACRES
SITUATED WITHIN THE
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

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.: 210596	Drawn By: RAH	Sheet: 3 of 4
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PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 10.720 acre tract of land situated within the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being a portion of four tracts of land as described in the deeds to the Rockwall Independent School District recorded in Volume 137, Pages 217 & 214, Volume 1078, Page 146 and Volume 1074, Page 214 all of the Deed Records of Rockwall County, Texas (hereafter referred to as the RISD Parcel). Said 10.720 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at 5/8-inch capped iron rod stamped "KHA" found at the south corner of said RISD Parcel, being the east corner of Lot 1 of Rockwall Market Center South Addition recorded in Cabinet H, Slide 141 of the Plat Records of Rockwall County, Texas and being on the northwest right of way line of Ralph Hall Parkway, a 85-foot right of way, as dedicated on the plat titled "Highland Meadows No. 2" recorded in Cabinet D, Slide 225 of said Plat Records;

THENCE NORTH 46 degrees 27 minutes 00 seconds WEST, 460.55 feet with the southwest line of said RISD Parcel and being the northeast line of said Lot 1 to a 1/2-inch iron rod found at the northeast corner of said Lot 1, being on the southeast line of Lot 1, Block A of the plat titled "Rockwall Market Center East" recorded in Cabinet D, Slide 189 of said Plat Records;

THENCE NORTH 44 degrees 06 minutes 57 seconds EAST, 695.90 feet with the southeast line of said Block A to a 1/2-inch iron rod found;

THENCE NORTH 45 degrees 59 minutes 36 seconds WEST, 29.89 feet with said Block A to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at its intersection with the centerline of Tubbs Road, also known as Rochell Court, no record found;

THENCE NORTH 44 degrees 27 minutes 45 seconds EAST, 309.65 feet with the centerline of said Tubbs Road to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said RISD Parcel;

THENCE SOUTH 45 degrees 32 minutes 15 seconds EAST, 27.53 feet with the east line of said RISD Parcel to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the west right of way line of Mims Road, a variable width right of way, as described in the deed to the City of Rockwall recorded in Volume 1917, Page 41 of said Deed Records;

THENCE the following eight (8) calls coincident with the west right of way line of said Mims Road:

1. NORTH 44 degrees 26 minutes 47 seconds EAST, 4.66 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
2. NORTH 89 degrees 28 minutes 29 seconds EAST, 28.27 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
3. SOUTH 45 degrees 29 minutes 48 seconds EAST, 82.09 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the beginning of a non-tangent curve;
4. southeasterly, coincident with said non-tangent curve, concave to the southwest, having a radius of 440.50 feet and a chord bearing and distance of SOUTH 41 degrees 10 minutes 40 seconds EAST, 66.35 feet, an arc length of 66.41 feet to a 1/2-inch iron rod found at the beginning of a compound curve;
5. southeasterly, coincident with said compound curve, concave to the southwest, having a radius of 240.50 feet and a chord bearing and distance of SOUTH 32 degrees 41 minutes 35 seconds EAST, 34.94 feet, an arc length of 34.97 feet to the beginning of a non-tangent curve;
6. southeasterly, coincident with said non-tangent curve, concave to the northeast, having a radius of 259.50 feet and a chord bearing and distance of SOUTH 37 degrees 03 minutes 40 seconds EAST, 77.02 feet, an arc length of 77.31 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
7. SOUTH 45 degrees 35 minutes 42 seconds EAST, 169.16 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
8. SOUTH 00 degrees 33 minutes 47 seconds EAST, 21.62 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the northwest right of way line of said Ralph Hall Parkway;

THENCE SOUTH 44 degrees 13 minutes 22 seconds WEST, 983.28 feet with the northwest right of way line of said Ralph Hall Parkway to the POINT OF BEGINNING containing 10.720 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A**, 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, BLOCK A** 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

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 _____, **2023**.

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

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.
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.

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 95 (PD-95) 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 relied upon as a final survey document. Released to the City for review. 2023-05

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

**STATE OF TEXAS
 COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared Robert A. Hansen 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 _____, **2023**.

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 _____, 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 _____ day of _____, 2023 .		
_____	_____	_____
<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

ROCHELL ELEMENTARY SCHOOL ADDITION

LOT 1, BLOCK A

BEING 10.720 ACRES
 SITUATED WITHIN THE
 E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: *****

Bowman

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

Bowman Job No.: 210596	Drawn By: RAH	Sheet: 4 of 4
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DATE: July 18, 2023

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

CC: Tim Lyssy
1050 Williams Street
Rockwall, Texas 75087

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

SUBJECT: P2023-015; *Final Plat for Lot 1, Block A, Rochell Elementary*

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 July 17, 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 June 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 6-0, with Chairman Deckard absent.

City Council

On July 17, 2023, the City Council approved a motion to approve the *Final Plat* with a vote of 7-0.

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