



**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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

<sup>2</sup>: 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 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center LOT 2 & 3 BLOCK A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

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

CURRENT ZONING PD for NS uses CURRENT USE Public School

PROPOSED ZONING PD for NS uses PROPOSED USE Public School

ACREAGE 79.54 acres 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 Independent School District  APPLICANT Rockwall Independent School District

CONTACT PERSON Tim Lyssy - Director of Project Planning and Construction CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP Irving, Texas 75038

PHONE 979-574-9497 PHONE 972.989.2174 (mobile)

E-MAIL tim.lyssy@rockwallisd.org E-MAIL rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

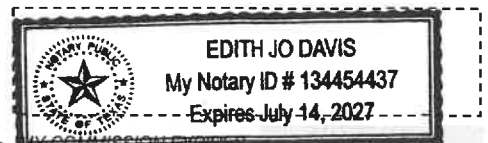
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Lyssy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1744 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF MAY, 2024. 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 17 DAY OF MAY, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





May 17, 2024

Bethany Ross  
City of Rockwall  
Planning Department  
385 S. Goliad  
Rockwall, Texas 75087

Re: Rockwall Heath 9<sup>th</sup> Grade Center SOUTH – Replat

Dear Ms. Ross:

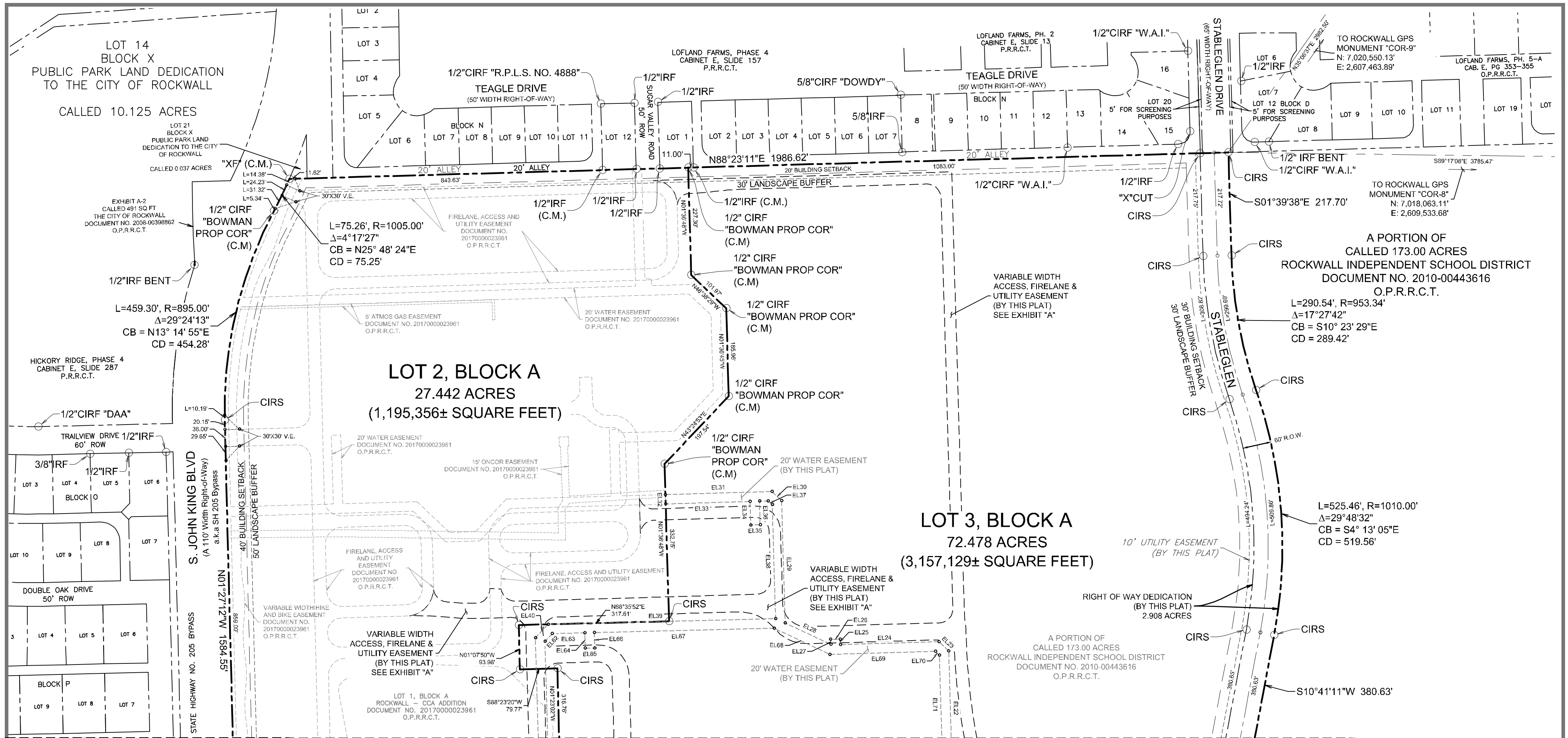
On behalf of Rockwall ISD, we are requesting that the approved Final Plat Rockwall CCA Addition Lots 2&3, Block A Case Number P2202-059 Filed and Recorded at Rockwall County of 6/30/2023 Document number 20230000010727 be vacated for the purposes of replatting the subject areas for the realignment of Stableglen.

If you have any questions or comments, please contact me.

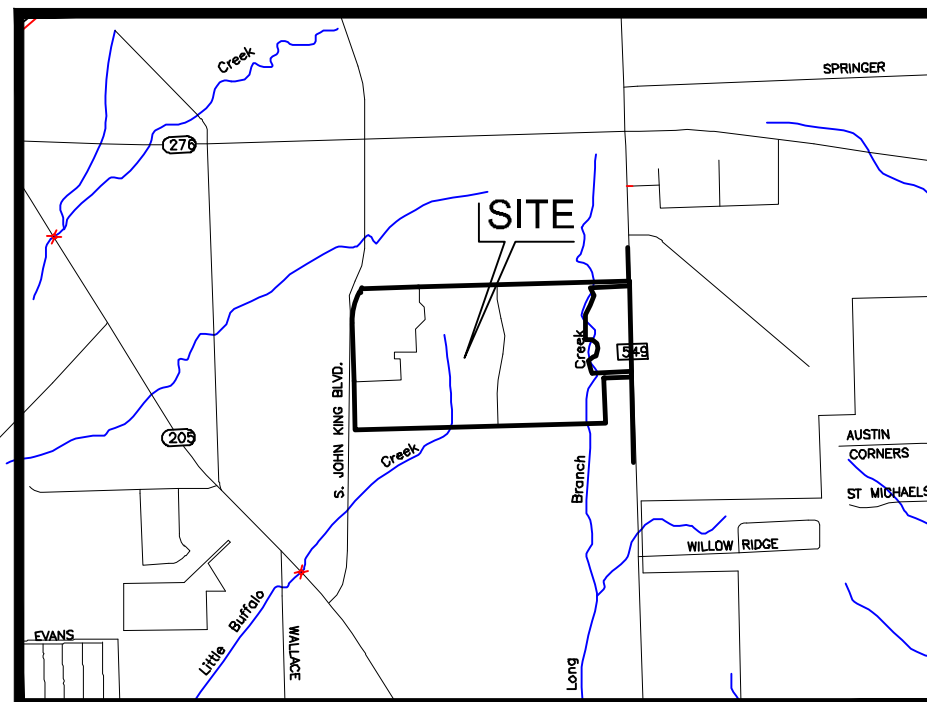
Sincerely,

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

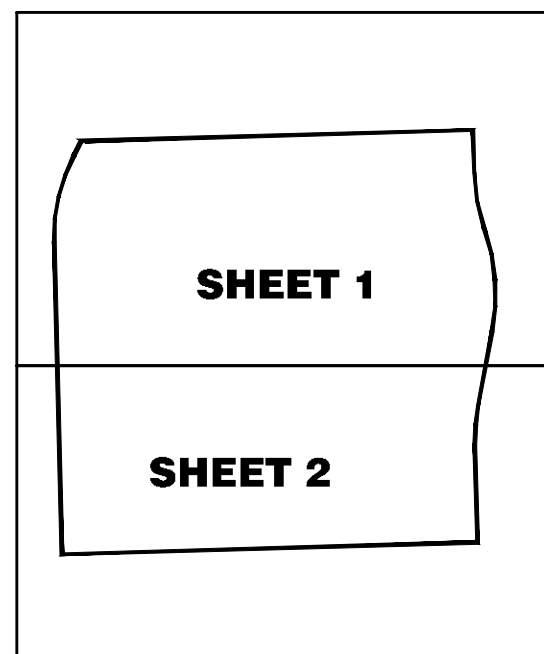
Tim Lyssy, RA  
Director of Project Planning and Construction



Match Line - See Sheet 2



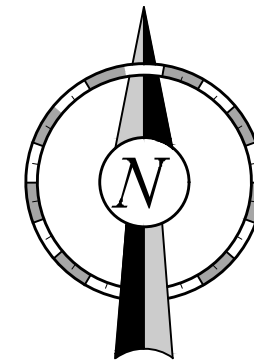
**LOCATION MAP**  
NOT TO SCALE



**SHEET KEY MAP**

**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



**LEGEND**

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
- XF "X" CUT FOUND
- C.M. CONTROLLING MONUMENT
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- V.E. VISIBILITY EASEMENT (BY THIS PLAT)
- 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



SCALE: 1" = 150'

**SURVEYOR:**  
Bowman Consulting Group, Ltd.  
Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990

Bowman Job No.: 210146

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Bowman**

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2805 Dallas Parkway, Suite 310 Phone: (972) 497-2990  
Plano, Texas 75093 www.bowman.com  
TBPELS #10120600

Sheet: 1 of 5

Drawn By: RAH

Case No:

Match Line - See Sheet 1

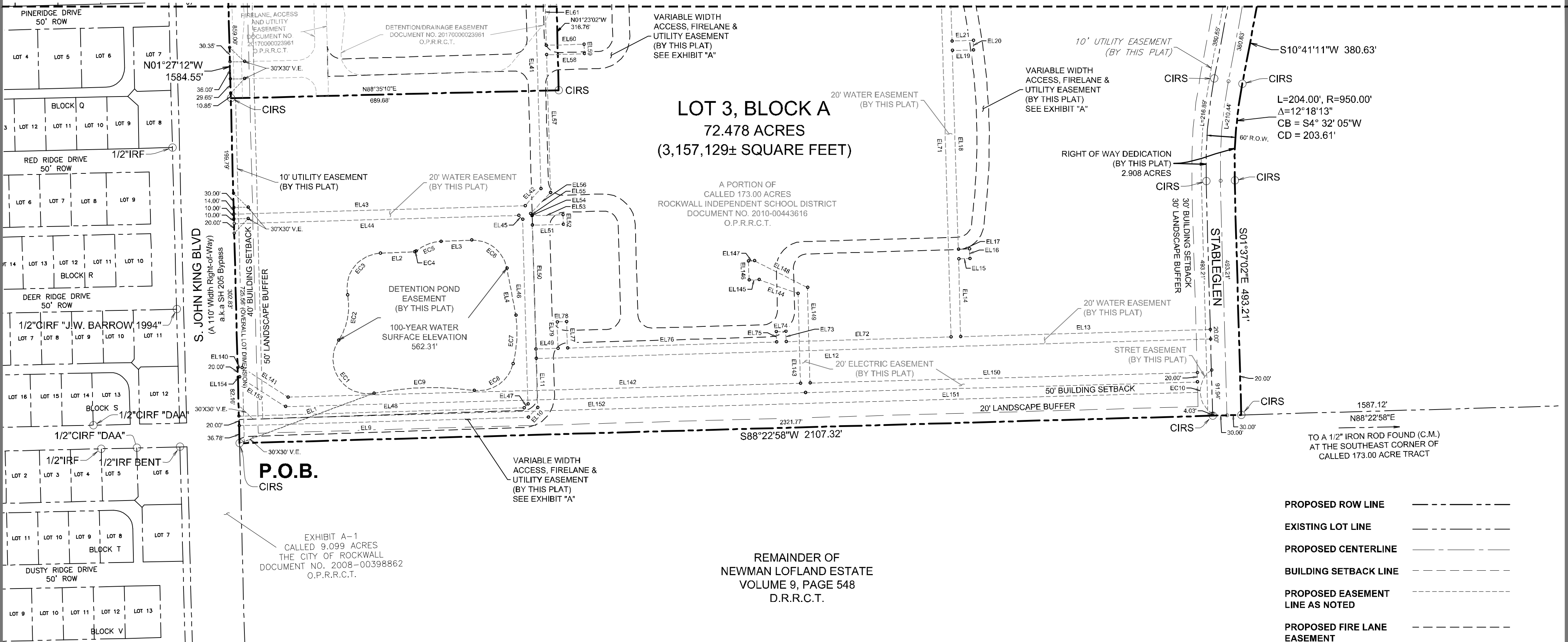


EXHIBIT A-1 CALLED 9.099 ACRES THE CITY OF ROCKWALL DOCUMENT NO. 2008-00398862 O.P.R.R.C.T.

REMAINDER OF NEWMAN LOFLAND ESTATE VOLUME 9, PAGE 548 D.R.R.C.T.

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

TO A 1/2" IRON ROD FOUND (C.M.) AT THE SOUTHEAST CORNER OF CALLED 173.00 ACRE TRACT

LEGEND

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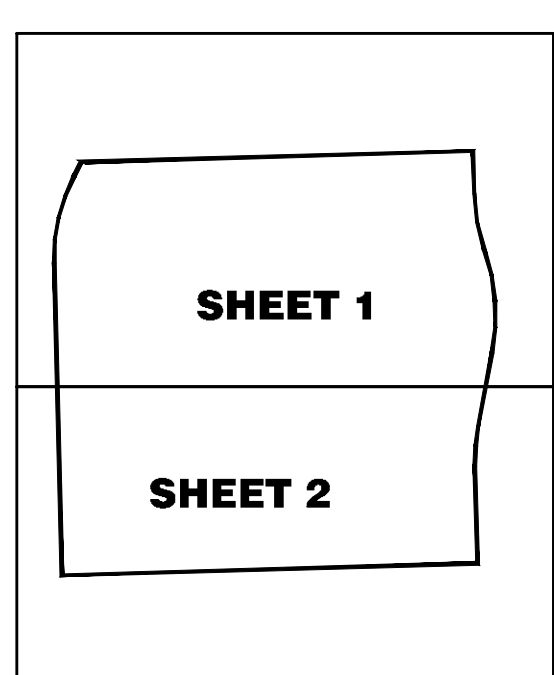
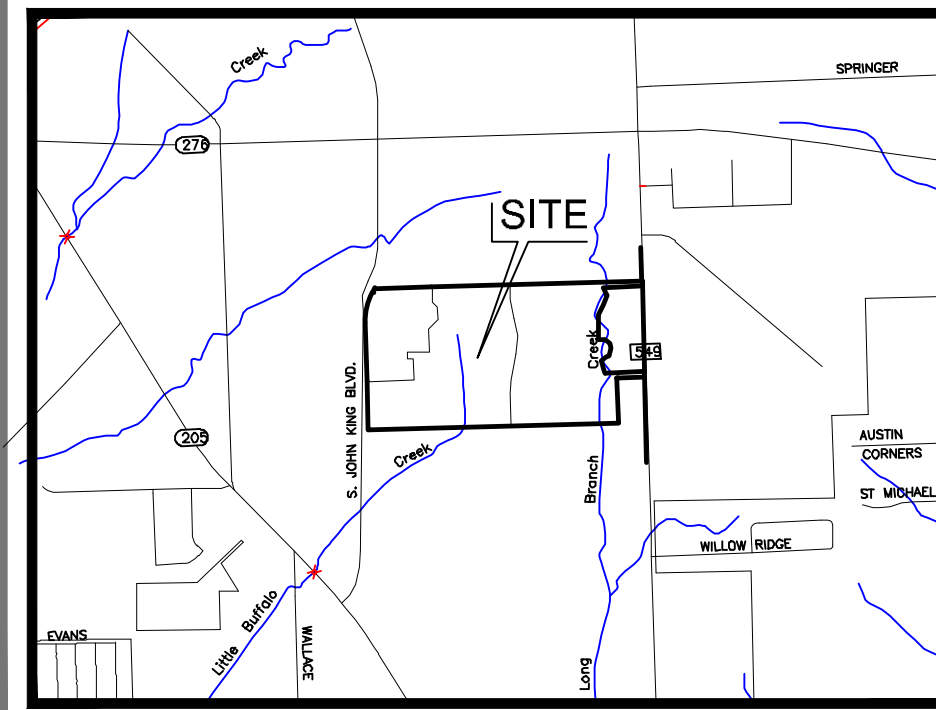
IRON ROD FOUND  
CAPPED IRON ROD FOUND AS NOTED  
1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET  
"X" CUT FOUND  
CONTROLLING MONUMENT  
MAG NAIL FOUND  
MAG NAIL SET  
POINT OF BEGINNING  
VISIBILITY EASEMENT (BY THIS PLAT)  
DEED RECORDS, ROCKWALL COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
PLAT RECORDS ROCKWALL COUNTY, TEXAS

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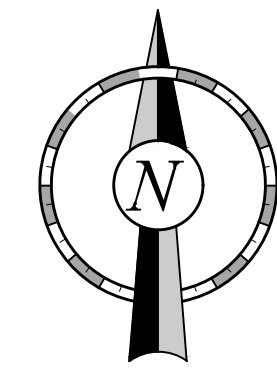
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SCALE: 1" = 150'

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Bowman Job No.: 210146

# REPLAT ROCKWALL CCA ADDITION

## LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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Sheet: 2 of 5

Drawn By: RAH

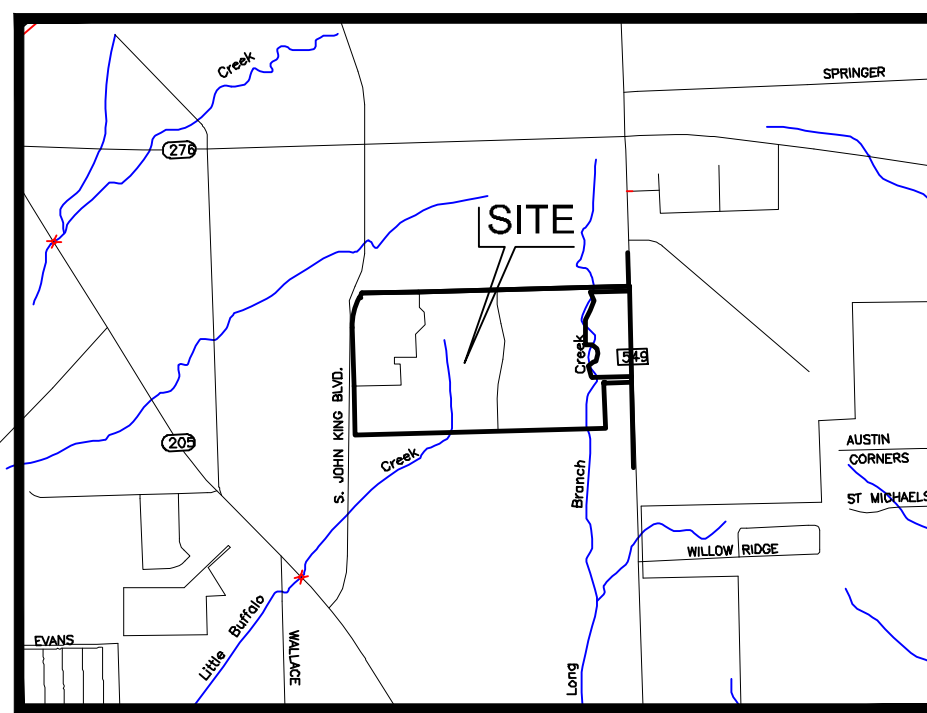
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 PROPOSED CENTERLINE - - - - -  
 BUILDING SETBACK LINE - - - - -  
 PROPOSED EASEMENT LINE AS NOTED - - - - -  
 PROPOSED FIRE LANE EASEMENT - - - - -  
 PREVIOUS TRACT LINE - - - - -  
 BOUNDARY LINE - - - - -

**LOCATION MAP**  
NOT TO SCALE

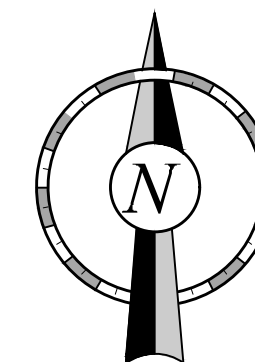
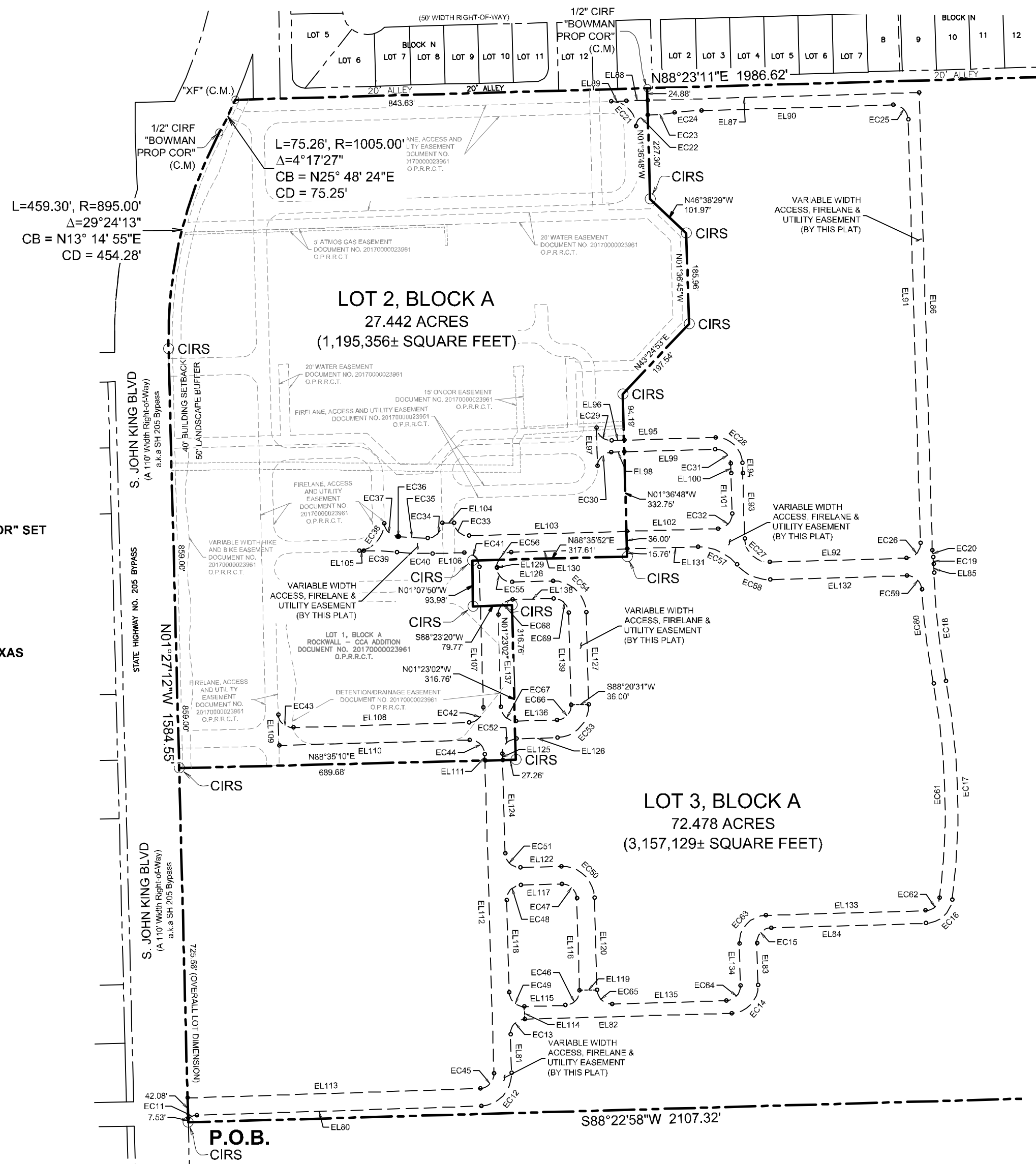


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**EXHIBIT "A"**



SCALE: 1" = 200'

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A  
 BEING A REPLAT OF LOT 1, BLOCK A  
 102.828 ACRES  
 SITUATED WITHIN THE  
 W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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 TBPELS #10120600  
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 www.bowman.com

Sheet: 3 of 5

Drawn By: RAH

Case No:

Line Table		
Line #	Length	Direction
EL1	301.76'	N69°35'45"E
EL2	71.64'	N87°37'10"E
EL3	64.94'	N87°45'49"E
EL4	101.03'	S10°53'26"E
EL9	608.38'	S88°20'04"W
EL10	28.28'	S43°20'18"W
EL11	103.11'	S1°39'29"E
EL12	1418.92'	S88°20'31"W
EL13	525.42'	S88°20'31"W
EL14	163.80'	N1°23'35"W
EL15	23.34'	N88°20'31"E
EL16	20.00'	N1°39'29"W
EL17	23.46'	S88°20'31"W
EL18	418.42'	N1°44'46"W
EL19	44.66'	N88°20'31"E
EL20	20.00'	N1°39'29"W
EL21	44.66'	S88°20'31"W
EL22	250.05'	N1°39'29"W
EL23	28.28'	N46°39'29"W
EL24	208.90'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL25	11.60'	N1°39'29"W
EL26	20.00'	S88°20'31"W
EL27	10.41'	S1°39'29"E
EL28	106.60'	N64°56'45"W
EL29	258.92'	N1°39'29"W
EL30	27.95'	N46°39'29"W
EL31	225.44'	S88°20'31"W
EL32	19.77'	N1°36'48"W
EL33	178.37'	N88°20'31"E
EL34	49.78'	S1°39'29"E
EL35	20.00'	N88°20'31"E
EL36	49.78'	N1°39'29"W
EL37	11.71'	S46°39'29"E
EL38	240.99'	S1°39'29"E
EL39	481.22'	S88°35'52"W
EL40	39.15'	S43°20'31"W
EL41	589.05'	S1°39'29"E
EL42	48.99'	S43°20'31"W
EL43	612.64'	S88°20'31"W
EL44	598.57'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL45	11.72'	N46°39'29"W
EL46	388.34'	N1°39'29"W
EL47	11.72'	N43°20'18"E
EL48	600.02'	N88°20'04"E
EL49	46.41'	S88°20'31"W
EL50	260.40'	N1°39'29"W
EL51	65.24'	N88°20'31"E
EL52	20.00'	N1°39'29"W
EL53	65.24'	S88°20'31"W
EL54	1.40'	N1°39'29"W
EL55	4.14'	N46°39'29"W
EL56	61.42'	N43°20'31"E
EL57	289.59'	N1°39'29"W
EL58	79.49'	N88°20'31"E
EL59	20.00'	N1°39'29"W
EL60	79.49'	S88°20'31"W
EL61	279.46'	N1°39'29"W
EL62	22.53'	N43°20'31"E
EL63	68.84'	N88°35'52"E
EL64	32.73'	S1°39'29"E

Line Table		
Line #	Length	Direction
EL128	84.00'	S88°20'31"W
EL129	1.20'	N1°39'29"W
EL130	237.49'	N88°20'31"E
EL131	144.80'	N88°20'31"E
EL132	280.09'	N88°20'31"E
EL133	327.35'	S88°20'31"W
EL134	86.41'	S1°39'29"E
EL135	233.87'	S88°20'31"W
EL136	84.00'	S88°20'31"W
EL137	188.80'	N1°39'29"W
EL138	84.00'	N88°20'31"E
EL139	188.80'	S1°39'29"E
EL140	9.16'	N88°27'21"E
EL141	115.00'	S57°15'29"E
EL142	1078.11'	N88°27'21"E
EL143	188.84'	N1°32'12"W
EL144	87.04'	N70°32'40"W
EL145	21.00'	S88°20'31"W
EL146	40.00'	N1°39'29"W
EL147	12.69'	N88°20'31"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N33°45'28"W	133.91'	170.39'	72.62'	134°25'49"
EC2	N11°05'40"E	97.17'	99.68'	127.69'	44°43'34"
EC3	N38°10'31"E	111.51'	126.65'	73.38'	98°53'17"
EC4	N69°23'21"E	3.90'	3.98'	5.62'	40°34'04"
EC5	N68°26'04"E	55.86'	56.93'	84.38'	38°39'30"
EC6	S51°33'48"E	94.35'	102.76'	72.38'	81°20'44"
EC7	S3°16'40"W	102.48'	103.09'	273.78'	21°34'28"
EC8	S55°53'58"W	99.22'	108.62'	74.38'	83°40'08"
EC9	S88°22'49"W	210.32'	211.26'	647.04'	18°42'24"
EC10	N1°37'02"W	91.94'	108.85'	55.00'	113°23'42"
EC11	N68°54'17"E	18.47'	18.77'	30.00'	35°51'19"
EC12	N42°35'14"E	92.10'	101.93'	66.00'	88°29'25"
EC13	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC14	N43°20'31"E	79.20'	87.96'	56.00'	90°00'00"
EC15	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N47°52'49"E	72.68'	79.09'	56.00'	80°55'23"
EC17	N1°40'36"W	447.29'	449.17'	1414.73'	18°11'28"
EC18	N6°14'19"W	223.07'	223.30'	1410.06'	9°04'25"
EC19	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"
EC20	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S44°31'56"E	71.96'	80.69'	49.23'	93°54'20"
EC22	N46°20'04"E	34.34'	37.67'	25.50'	84°37'50"
EC23	N85°12'53"E	54.65'	54.68'	500.00'	6°15'57"
EC24	N85°13'18"E	54.77'	54.80'	500.00'	6°16'46"
EC25	S46°38'54"E	42.42'	47.11'	30.00'	89°58'50"
EC26	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N46°39'29"W	70.71'	78.54'	50.00'	90°00'00"
EC28	N46°39'29"W	76.37'	84.82'	54.00'	90°00'00"
EC29	N49°30'25"W	40.27'	44.14'	30.00'	84°18'08"
EC30	N44°49'33"E	38.96'	42.40'	30.00'	80°58'38"
EC31	S48°03'19"E	43.50'	48.63'	30.06'	92°42'04"
EC32	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC33	N49°32'27"W	40.24'	44.11'	30.00'	84°14'04"
EC34	S44°00'44"W	42.90'	47.68'	30.27'	90°15'34"
EC35	N87°13'38"W	59.65'	59.69'	500.00'	6°50'23"
EC36	N83°56'52"W	2.61'	2.61'	532.00'	0°16'52"
EC37	N44°47'59"W	37.99'	41.14'	30.00'	78°34'39"
EC38	S42°04'52"W	76.23'	82.88'	59.00'	80°29'23"
EC39	S87°42'33"E	68.05'	68.10'	500.00'	7°48'14"
EC40	S87°43'57"E	72.84'	72.90'	532.00'	7°51'03"

Line Table		
Line #	Length	Direction
EL65	20.00'	N88°20'31"E
EL66	32.64'	N1°39'29"W
EL67	380.17'	N88°35'52"E
EL68	130.76'	S64°56'45"E
EL69	222.99'	N88°20'31"E
EL70	11.72'	S46°39'29"E
EL71	863.98'	S1°39'29"E
EL72	346.81'	S88°20'31"W
EL73	21.90'	N2°07'12"W
EL74	20.00'	S88°20'31"W
EL75	21.90'	S2°07'12"E
EL76	440.30'	S88°20'31"W
EL77	55.78'	N1°39'29"W
EL78	20.00'	S88°20'31"W
EL79	55.78'	S1°39'29"E
EL80	583.31'	N88°08'03"E
EL81	79.19'	N1°39'29"W
EL82	423.87'	N88°20'31"E
EL83	86.41'	N1°39'29"W
EL84	317.36'	N88°20'31"E

Line Table		
Line #	Length	Direction
EL85	17.94'	N1°39'29"W
EL86	938.24'	N1°39'29"W
EL87	556.75'	S88°21'41"W
EL88	43.98'	S88°23'15"W
EL89	30.51'	S87°48'53"W
EL90	393.52'	N88°21'41"E
EL91	868.36'	S1°39'29"E
EL92	279.68'	S88°20'31"W
EL93	133.82'	N1°39'29"W
EL94	20.51'	N1°39'29"W
EL95	187.23'	S88°20'31"W
EL97	77.89'	S1°34'37"E
EL98	27.25'	N88°19'51"E
EL99	185.75'	N88°19'51"E
EL100	20.51'	S1°39'29"E
EL101	82.28'	S1°39'29"E
EL102	187.37'	S88°20'31"W
EL103	322.99'	S88°20'31"W
EL104	24.02'	N89°06'21"W
EL105	9.02'	N88°23'20"E

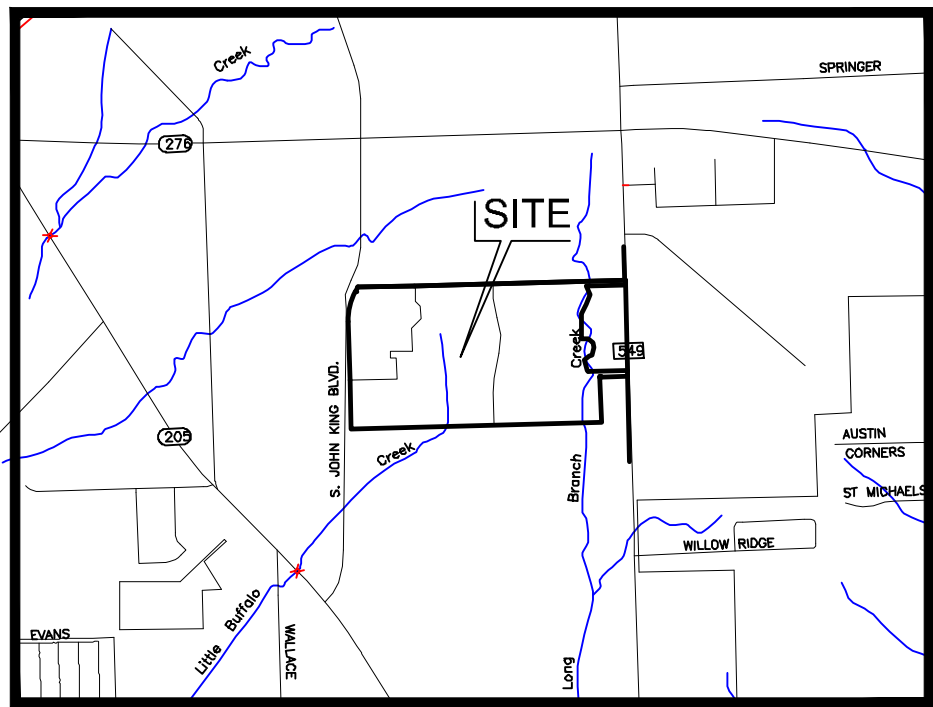
Line Table		
Line #	Length	Direction
EL106	65.18'	N88°20'31"E
EL107	288.00'	S1°39'29"E
EL108	360.70'	S88°20'31"W
EL109	62.91'	S1°22'51"E
EL110	390.85'	N88°20'31"E
EL111	12.88'	S1°39'29"E
EL112	641.11'	S1°39'29"E
EL113	599.62'	S88°08'06"W
EL114	26.00'	N1°39'29"W
EL115	84.00'	N88°20'31"E
EL116	188.80'	N1°39'29"W
EL117	84.00'	S88°20'31"W
EL118	188.80'	S1°39'29"E
EL119	36.00'	N88°20'31"E
EL120	188.80'	N1°39'29"W
EL122	84.00'	S88°20'31"W
EL124	190.97'	N1°39'29"W
EL125	13.03'	N1°39'29"W
EL126	84.00'	N88°20'31"E
EL127	188.80'	N1°39'29"W

Line Table		
Line #	Length	Direction
EL148	124.47'	S63°17'46"E
EL149	201.11'	S1°32'12"E
EL150	814.66'	N88°27'21"E
EL151	824.69'	S88°27'21"W
EL152	1094.28'	S88°27'21"W
EL153	115.00'	N57°15'29"W
EL154	3.02'	S88°27'21"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC42	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N49°37'04"W	40.18'	44.02'	30.00'	84°04'49"
EC44	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC45	S42°35'14"W	41.86'	46.33'	30.00'	88°29'25"
EC46	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC47	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC48	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC49	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC50	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC51	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC52	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC53	N43°20'31"E	93.34'	103.67'	66.00'	90°00'00"
EC54	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC55	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC56	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC57	S65°38'58"E	87.70'	90.79'	100.00'	52°01'02"
EC58	S65°38'58"E	75.42'	78.08'	86.00'	52°01'02"
EC59	S47°20'33"E	41.92'	46.41'	30.00'	88°37'51"
EC60	S6°54'05"E	194.05'	194.20'	1436.00'	7°44'55"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC61	S1°40'31"E	439.07'	440.92'	1388.00'	18°12'03"
EC62	S47°53'01"W	38.93'	42.37'	30.00'	80°55'00"
EC63	S43°20'31"W	79.20'	87.96'	56.00'	90°00'00"
EC64	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC65	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC66	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC67	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC68	N43°20'31"E	42.43'	47.12'	30.00'	89°59'59"
EC69	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"

**LOCATION MAP  
NOT TO SCALE**



**LEGEND**

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
- XF "X" CUT FOUND
- C.M. CONTROLLING MONUMENT
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- V.E. VISIBILITY EASEMENT (BY THIS PLAT)
- 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

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

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

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 102.828 acre tract of land situated within the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and being a portion of a called 173.00 acre tract of land as described in the deed to Rockwall Independent School District recorded under Document No. 2010-00443616 of the Official Public Records of Rockwall County, Texas (hereafter referred to as the ISD Tract), and being all of Lot 1, Block A of the plat titled "Rockwall - CCA Addition" recorded under Document No. 2017000023961 of said Official Public Records. Said 102.828 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set (hereafter referred to as CIRS) at the southwest corner of said Lot 1, being on the east right of way line of S. John King Boulevard, a 110-foot right of way, as described in the deed to the City of Rockwall recorded under Document No. 2008-00398862 of said Official Public Records;

THENCE the following three (3) calls coincident with the east right of way line of said S. John King Boulevard:  
1. NORTH 01 degree 27 minutes 12 seconds WEST, 1,584.55 feet to a CIRS at the beginning of a tangent curve;  
2. northerly, coincident with said tangent curve, concave to the east, having a central angle of 29 degrees 24 minutes 13 seconds, a radius of 895.00 feet and a chord bearing and distance of NORTH 13 degrees 14 minutes 55 seconds EAST, 454.28 feet, an arc length of 459.30 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found (hereafter referred to as CIRF) at the beginning of a non-tangent curve;  
3. northerly, coincident with said non-tangent curve, concave to the west, having a central angle of 04 degrees 17 minutes 27 seconds, a radius of 1,005.00 feet and a chord bearing and distance of NORTH 25 degrees 48 minutes 24 seconds EAST, 75.25 feet, an arc length of 75.26 feet to a "X" cut set found at the northwest corner of said Lot 1;

THENCE NORTH 88 degrees 23 minutes 11 seconds EAST, 1,986.62 feet with the north line of said Lot 1 and the north line of said ISD Tract to a CIRS

THENCE the following six (6) calls through the interior of said ISD Tract:  
1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.70 feet to a CIRS for the beginning of a tangent curve;  
2. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 17 degrees 27 minutes 42 seconds, a radius of 953.34 feet and a chord bearing and distance of SOUTH 10 degrees 23 minutes 29 seconds EAST, 289.42 feet, an arc length of 290.54 feet to a CIRS for a point of reverse curve;  
3. southerly, coincident with said reverse curve, concave to the west, having a central angle of 29 degrees 48 minutes 32 seconds, a radius of 1,010.00 feet and a chord bearing and distance of SOUTH 04 degrees 13 minutes 05 seconds EAST, 519.56 feet, an arc length of 525.46 feet to a CIRS at the end of said curve;  
4. SOUTH 10 degree 41 minutes 11 seconds WEST, 380.63 feet to a CIRS set at the beginning of a tangent curve;  
5. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 12 degrees 18 minutes 13 seconds, a radius of 950.00 and a chord bearing and distance of SOUTH 4 degrees 32 minutes 05 seconds WEST, 203.61 feet, an arc length of 204.00 feet to a CIRS at the end of said curve;  
6. SOUTH 01 degree 37 minutes 02 seconds EAST, 493.21 feet to a CIRS set on the south line of said called 173.00 acre tract of land;

THENCE SOUTH 88 degrees 22 minutes 58 seconds WEST, 2,107.32 feet with the south line of said ISD Tract to the POINT OF BEGINNING containing 102.828 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 **REPLAT OF ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, 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 **ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, 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:

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

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

**Rockwall Independent School District**

Rockwall Independent School District - Dr. John Villarreal  
Superintendent

**STATE OF TEXAS COUNTY OF ROCKWALL**

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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.  
Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990

**PLAT NOTES:**

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.

**GENERAL NOTES:**

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

**CERTIFICATE OF SURVEYOR**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A 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.

RELEASED FOR REVIEW PURPOSES ONLY. 2024-05  
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JONATHAN E. COOPER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 5369  
JCOOPER@BOWMAN.COM  
DATE:

STATE OF TEXAS  
COUNTY OF DALLAS

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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

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

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Bowman**

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2805 Dallas Parkway, Suite 310      Phone: (972) 497-2990  
Plano, Texas 75093      www.bowman.com  
TBPELS #10120600

Sheet: 5 of 5      Drawn By: RAH      Case No:





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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

<sup>2</sup>: 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 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center LOT 2 & 3 BLOCK A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

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

CURRENT ZONING PD for NS uses CURRENT USE Public School

PROPOSED ZONING PD for NS uses PROPOSED USE Public School

ACREAGE 79.54 acres 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 Independent School District  APPLICANT Rockwall Independent School District

CONTACT PERSON Tim Lyssy - Director of Project Planning and Construction CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP Irving, Texas 75038

PHONE 979-574-9497 PHONE 972.989.2174 (mobile)

E-MAIL tim.lyssy@rockwallisd.org E-MAIL rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

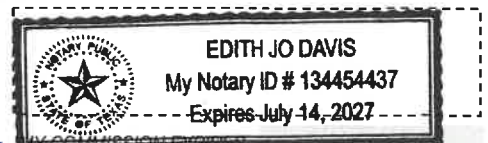
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Lyssy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

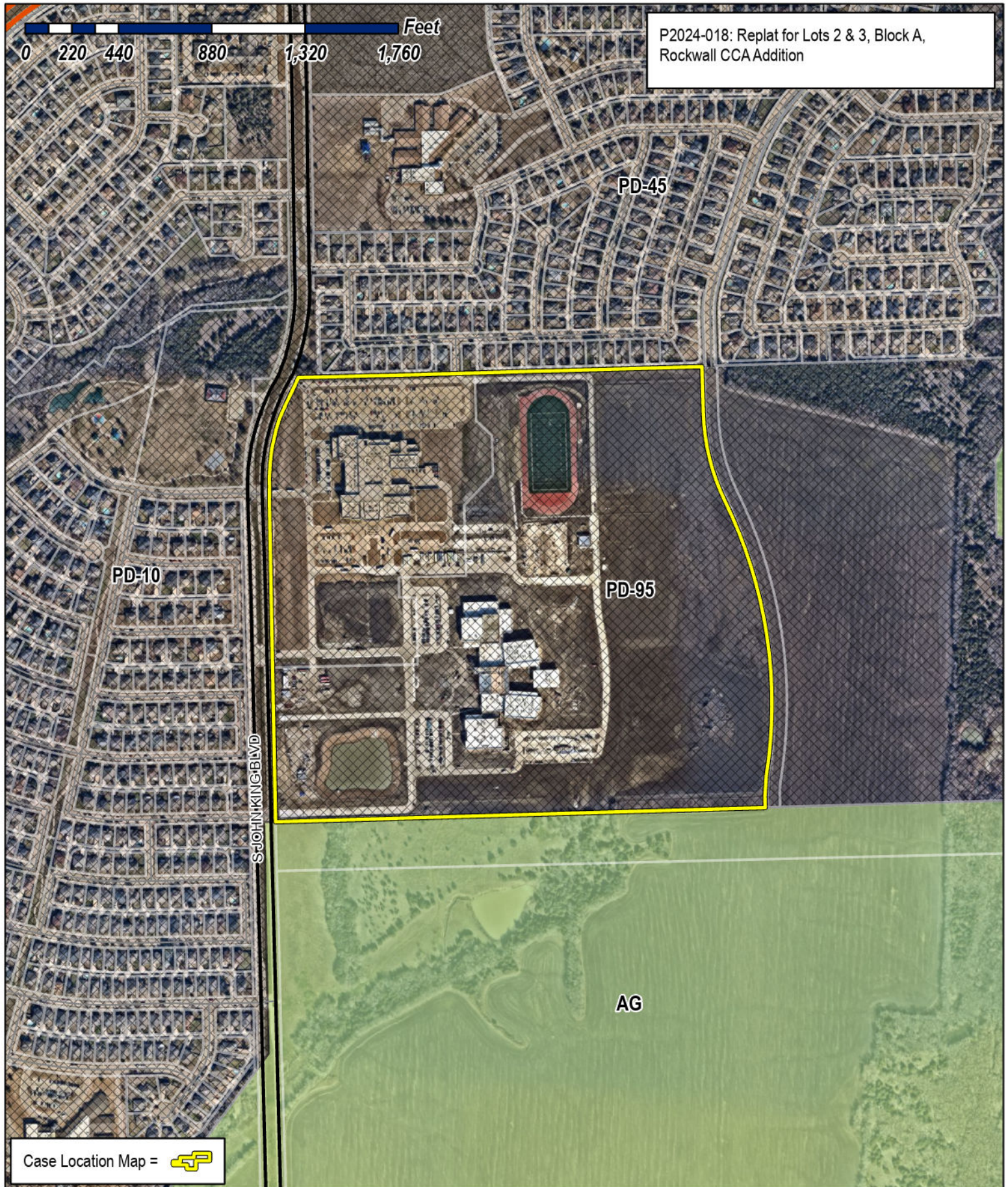
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1744 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF MAY, 2024. BY SIGNING THIS APPLICATION, 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 17 DAY OF MAY, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-018: Replat for Lots 2 & 3, Block A, Rockwall CCA Addition

0 220 440 880 1,320 1,760 Feet


PD-10

PD-45

PD-95

AG

S JOHN KING BLVD

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.





May 17, 2024

Bethany Ross  
City of Rockwall  
Planning Department  
385 S. Goliad  
Rockwall, Texas 75087

Re: Rockwall Heath 9<sup>th</sup> Grade Center SOUTH – Replat

Dear Ms. Ross:

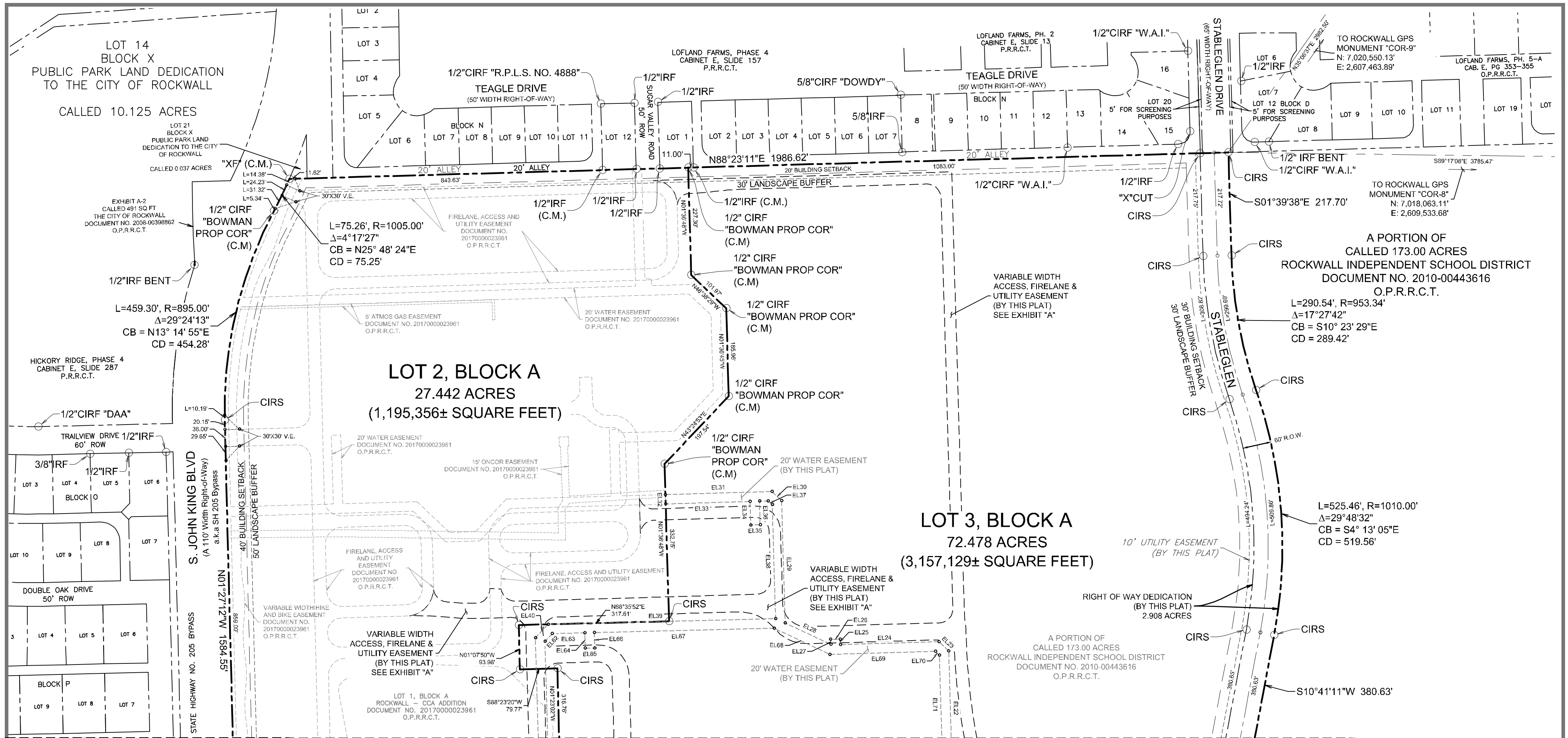
On behalf of Rockwall ISD, we are requesting that the approved Final Plat Rockwall CCA Addition Lots 2&3, Block A Case Number P2202-059 Filed and Recorded at Rockwall County of 6/30/2023 Document number 20230000010727 be vacated for the purposes of replatting the subject areas for the realignment of Stableglen.

If you have any questions or comments, please contact me.

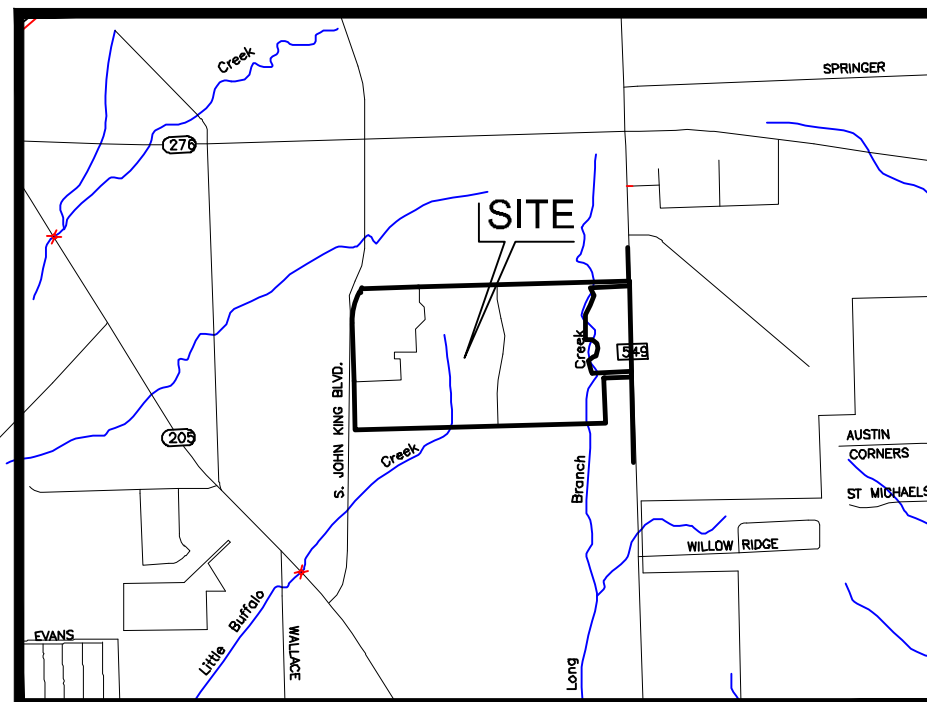
Sincerely,

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

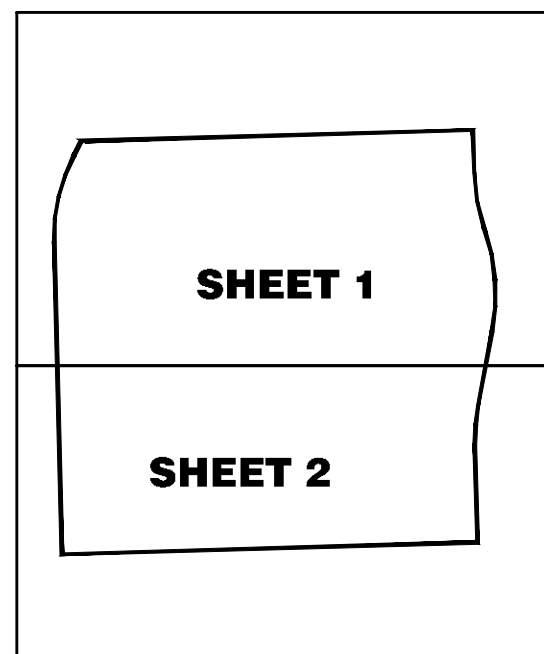
Tim Lyssy, RA  
Director of Project Planning and Construction



Match Line - See Sheet 2



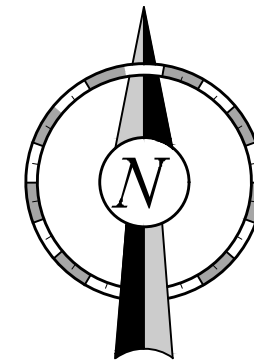
**LOCATION MAP**  
NOT TO SCALE



**SHEET KEY MAP**

**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



SCALE: 1" = 150'

**LEGEND**

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
- XF "X" CUT FOUND
- C.M. CONTROLLING MONUMENT
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- V.E. VISIBILITY EASEMENT (BY THIS PLAT)
- 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

**SURVEYOR:**  
Bowman Consulting Group, Ltd.  
Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990

Bowman Job No.: 210146

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Bowman**

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TBPELS #10120600

Sheet: 1 of 5

Drawn By: RAH

Case No:

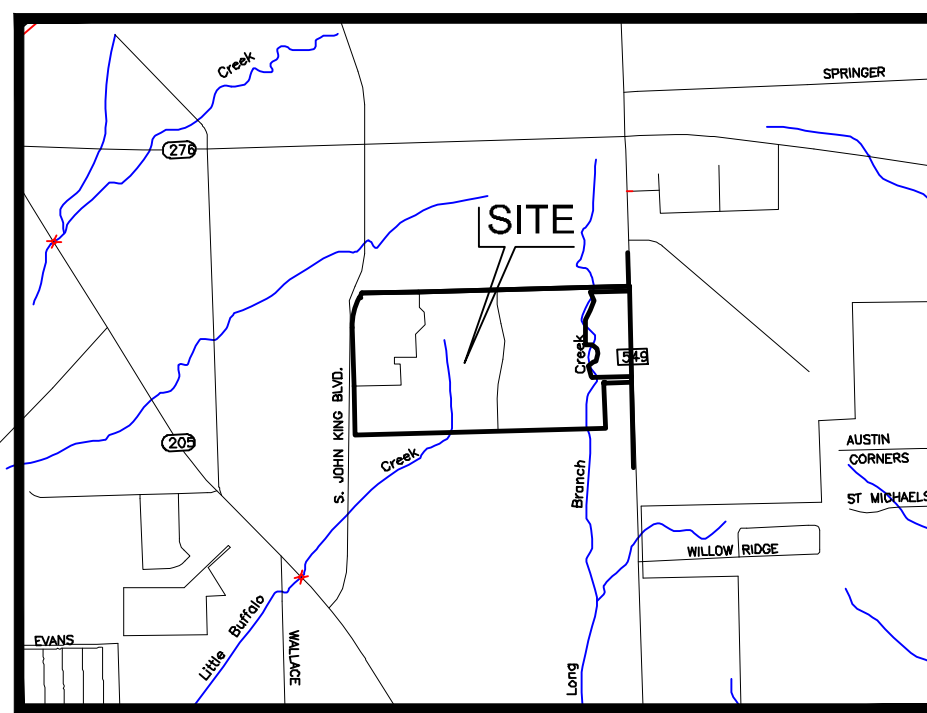


**LEGEND**

IRF IRON ROD FOUND  
 CIRF CAPPED IRON ROD FOUND AS NOTED  
 CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET  
 XF "X" CUT FOUND  
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 V.E. VISIBILITY EASEMENT (BY THIS PLAT)  
 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

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

**LOCATION MAP**  
 NOT TO SCALE

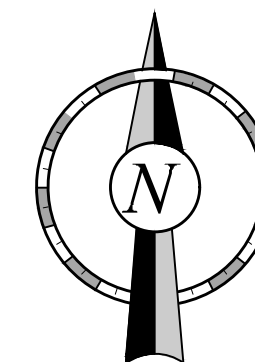
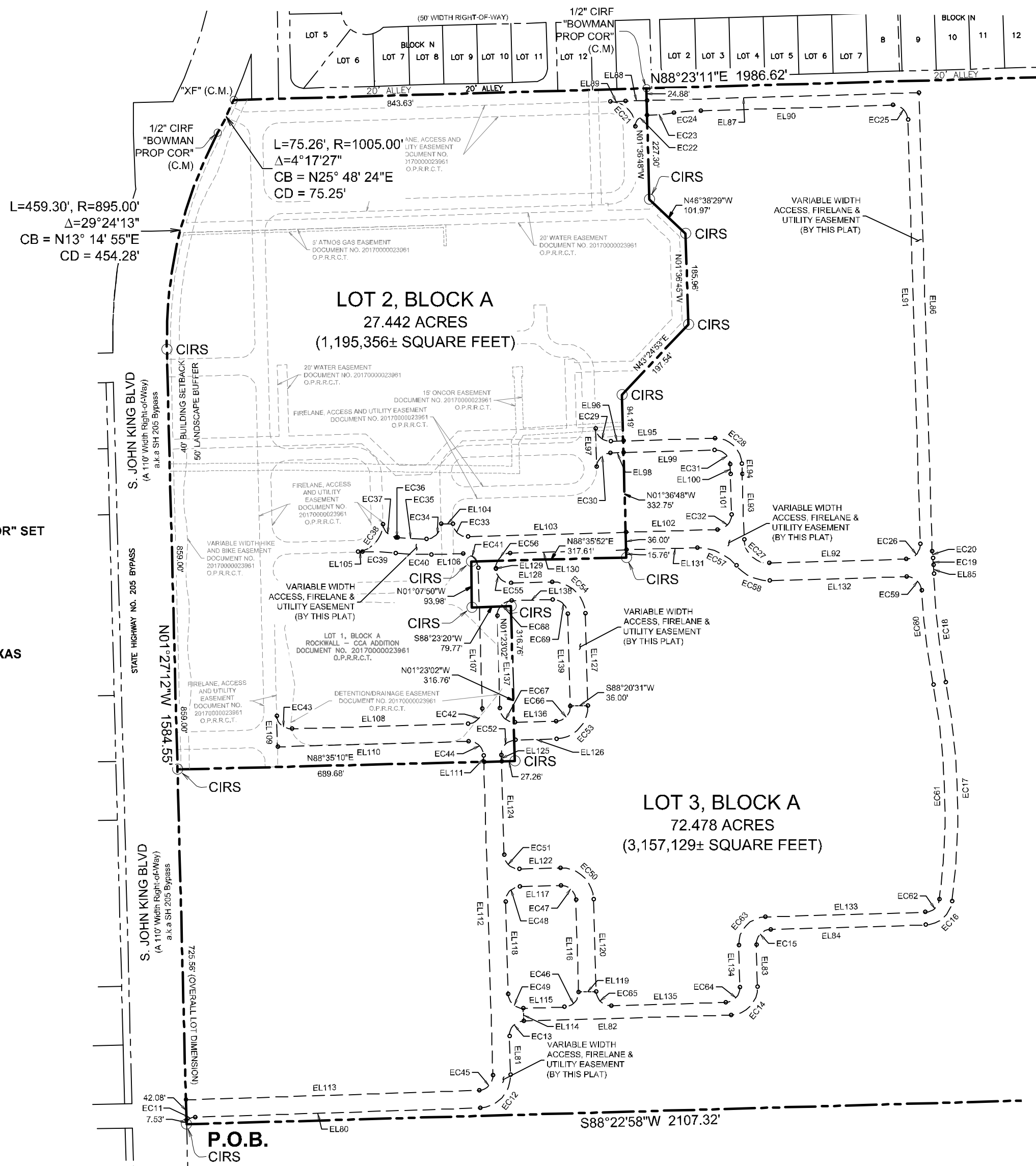


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SURVEYOR:  
 Bowman Consulting Group, Ltd.  
 Jonathan E. Cooper  
 jcooper@bowman.com  
 2805 Dallas Parkway, Suite 310  
 Plano, Texas 75093  
 (972) 497-2990  
 Bowman Job No.: 210146

**EXHIBIT "A"**



SCALE: 1" = 200'

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A  
 BEING A REPLAT OF LOT 1, BLOCK A  
 102.828 ACRES  
 SITUATED WITHIN THE  
 W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Sheet: 3 of 5

Drawn By: RAH

Case No:

Line Table		
Line #	Length	Direction
EL1	301.76'	N69°35'45"E
EL2	71.64'	N87°37'10"E
EL3	64.94'	N87°45'49"E
EL4	101.03'	S10°53'26"E
EL9	608.38'	S88°20'04"W
EL10	28.28'	S43°20'18"W
EL11	103.11'	S1°39'29"E
EL12	1418.92'	S88°20'31"W
EL13	525.42'	S88°20'31"W
EL14	163.80'	N1°23'35"W
EL15	23.34'	N88°20'31"E
EL16	20.00'	N1°39'29"W
EL17	23.46'	S88°20'31"W
EL18	418.42'	N1°44'46"W
EL19	44.66'	N88°20'31"E
EL20	20.00'	N1°39'29"W
EL21	44.66'	S88°20'31"W
EL22	250.05'	N1°39'29"W
EL23	28.28'	N46°39'29"W
EL24	208.90'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL25	11.60'	N1°39'29"W
EL26	20.00'	S88°20'31"W
EL27	10.41'	S1°39'29"E
EL28	106.60'	N64°56'45"W
EL29	258.92'	N1°39'29"W
EL30	27.95'	N46°39'29"W
EL31	225.44'	S88°20'31"W
EL32	19.77'	N1°36'48"W
EL33	178.37'	N88°20'31"E
EL34	49.78'	S1°39'29"E
EL35	20.00'	N88°20'31"E
EL36	49.78'	N1°39'29"W
EL37	11.71'	S46°39'29"E
EL38	240.99'	S1°39'29"E
EL39	481.22'	S88°35'52"W
EL40	39.15'	S43°20'31"W
EL41	589.05'	S1°39'29"E
EL42	48.99'	S43°20'31"W
EL43	612.64'	S88°20'31"W
EL44	598.57'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL45	11.72'	N46°39'29"W
EL46	388.34'	N1°39'29"W
EL47	11.72'	N43°20'18"E
EL48	600.02'	N88°20'04"E
EL49	46.41'	S88°20'31"W
EL50	260.40'	N1°39'29"W
EL51	65.24'	N88°20'31"E
EL52	20.00'	N1°39'29"W
EL53	65.24'	S88°20'31"W
EL54	1.40'	N1°39'29"W
EL55	4.14'	N46°39'29"W
EL56	61.42'	N43°20'31"E
EL57	289.59'	N1°39'29"W
EL58	79.49'	N88°20'31"E
EL59	20.00'	N1°39'29"W
EL60	79.49'	S88°20'31"W
EL61	279.46'	N1°39'29"W
EL62	22.53'	N43°20'31"E
EL63	68.84'	N88°35'52"E
EL64	32.73'	S1°39'29"E

Line Table		
Line #	Length	Direction
EL128	84.00'	S88°20'31"W
EL129	1.20'	N1°39'29"W
EL130	237.49'	N88°20'31"E
EL131	144.80'	N88°20'31"E
EL132	280.09'	N88°20'31"E
EL133	327.35'	S88°20'31"W
EL134	86.41'	S1°39'29"E
EL135	233.87'	S88°20'31"W
EL136	84.00'	S88°20'31"W
EL137	188.80'	N1°39'29"W
EL138	84.00'	N88°20'31"E
EL139	188.80'	S1°39'29"E
EL140	9.16'	N88°27'21"E
EL141	115.00'	S57°15'29"E
EL142	1078.11'	N88°27'21"E
EL143	188.84'	N1°32'12"W
EL144	87.04'	N70°32'40"W
EL145	21.00'	S88°20'31"W
EL146	40.00'	N1°39'29"W
EL147	12.69'	N88°20'31"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N33°45'28"W	133.91'	170.39'	72.62'	134°25'49"
EC2	N11°05'40"E	97.17'	99.68'	127.69'	44°43'34"
EC3	N38°10'31"E	111.51'	126.65'	73.38'	98°53'17"
EC4	N69°23'21"E	3.90'	3.98'	5.62'	40°34'04"
EC5	N68°26'04"E	55.86'	56.93'	84.38'	38°39'30"
EC6	S51°33'48"E	94.35'	102.76'	72.38'	81°20'44"
EC7	S3°16'40"W	102.48'	103.09'	273.78'	21°34'28"
EC8	S55°53'58"W	99.22'	108.62'	74.38'	83°40'08"
EC9	S88°22'49"W	210.32'	211.26'	647.04'	18°42'24"
EC10	N1°37'02"W	91.94'	108.85'	55.00'	113°23'42"
EC11	N68°54'17"E	18.47'	18.77'	30.00'	35°51'19"
EC12	N42°35'14"E	92.10'	101.93'	66.00'	88°29'25"
EC13	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC14	N43°20'31"E	79.20'	87.96'	56.00'	90°00'00"
EC15	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N47°52'49"E	72.68'	79.09'	56.00'	80°55'23"
EC17	N1°40'36"W	447.29'	449.17'	1414.73'	18°11'28"
EC18	N6°14'19"W	223.07'	223.30'	1410.06'	9°04'25"
EC19	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"
EC20	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S44°31'56"E	71.96'	80.69'	49.23'	93°54'20"
EC22	N46°20'04"E	34.34'	37.67'	25.50'	84°37'50"
EC23	N85°12'53"E	54.65'	54.68'	500.00'	6°15'57"
EC24	N85°13'18"E	54.77'	54.80'	500.00'	6°16'46"
EC25	S46°38'54"E	42.42'	47.11'	30.00'	89°58'50"
EC26	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N46°39'29"W	70.71'	78.54'	50.00'	90°00'00"
EC28	N46°39'29"W	76.37'	84.82'	54.00'	90°00'00"
EC29	N49°30'25"W	40.27'	44.14'	30.00'	84°18'08"
EC30	N44°49'33"E	38.96'	42.40'	30.00'	80°58'38"
EC31	S48°03'19"E	43.50'	48.63'	30.06'	92°42'04"
EC32	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC33	N49°32'27"W	40.24'	44.11'	30.00'	84°14'04"
EC34	S44°00'44"W	42.90'	47.68'	30.27'	90°15'34"
EC35	N87°13'38"W	59.65'	59.69'	500.00'	6°50'23"
EC36	N83°56'52"W	2.61'	2.61'	532.00'	0°16'52"
EC37	N44°47'59"W	37.99'	41.14'	30.00'	78°34'39"
EC38	S42°04'52"W	76.23'	82.88'	59.00'	80°29'23"
EC39	S87°42'33"E	68.05'	68.10'	500.00'	7°48'14"
EC40	S87°43'57"E	72.84'	72.90'	532.00'	7°51'03"

Line Table		
Line #	Length	Direction
EL65	20.00'	N88°20'31"E
EL66	32.64'	N1°39'29"W
EL67	380.17'	N88°35'52"E
EL68	130.76'	S64°56'45"E
EL69	222.99'	N88°20'31"E
EL70	11.72'	S46°39'29"E
EL71	863.98'	S1°39'29"E
EL72	346.81'	S88°20'31"W
EL73	21.90'	N2°07'12"W
EL74	20.00'	S88°20'31"W
EL75	21.90'	S2°07'12"E
EL76	440.30'	S88°20'31"W
EL77	55.78'	N1°39'29"W
EL78	20.00'	S88°20'31"W
EL79	55.78'	S1°39'29"E
EL80	583.31'	N88°08'03"E
EL81	79.19'	N1°39'29"W
EL82	423.87'	N88°20'31"E
EL83	86.41'	N1°39'29"W
EL84	317.36'	N88°20'31"E

Line Table		
Line #	Length	Direction
EL85	17.94'	N1°39'29"W
EL86	938.24'	N1°39'29"W
EL87	556.75'	S88°21'41"W
EL88	43.98'	S88°23'15"W
EL89	30.51'	S87°48'53"W
EL90	393.52'	N88°21'41"E
EL91	868.36'	S1°39'29"E
EL92	279.68'	S88°20'31"W
EL93	133.82'	N1°39'29"W
EL94	20.51'	N1°39'29"W
EL95	187.23'	S88°20'31"W
EL97	77.89'	S1°34'37"E
EL98	27.25'	N88°19'51"E
EL99	185.75'	N88°19'51"E
EL100	20.51'	S1°39'29"E
EL101	82.28'	S1°39'29"E
EL102	187.37'	S88°20'31"W
EL103	322.99'	S88°20'31"W
EL104	24.02'	N89°06'21"W
EL105	9.02'	N88°23'20"E

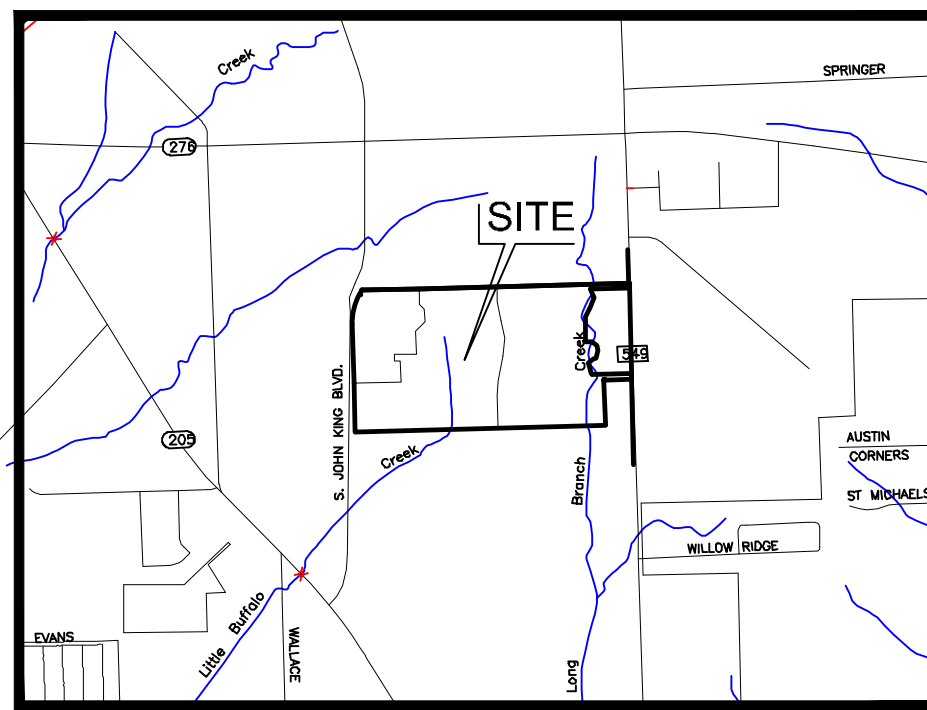
Line Table		
Line #	Length	Direction
EL106	65.18'	N88°20'31"E
EL107	288.00'	S1°39'29"E
EL108	360.70'	S88°20'31"W
EL109	62.91'	S1°22'51"E
EL110	390.85'	N88°20'31"E
EL111	12.88'	S1°39'29"E
EL112	641.11'	S1°39'29"E
EL113	599.62'	S88°08'06"W
EL114	26.00'	N1°39'29"W
EL115	84.00'	N88°20'31"E
EL116	188.80'	N1°39'29"W
EL117	84.00'	S88°20'31"W
EL118	188.80'	S1°39'29"E
EL119	36.00'	N88°20'31"E
EL120	188.80'	N1°39'29"W
EL122	84.00'	S88°20'31"W
EL124	190.97'	N1°39'29"W
EL125	13.03'	N1°39'29"W
EL126	84.00'	N88°20'31"E
EL127	188.80'	N1°39'29"W

Line Table		
Line #	Length	Direction
EL148	124.47'	S63°17'46"E
EL149	201.11'	S1°32'12"E
EL150	814.66'	N88°27'21"E
EL151	824.69'	S88°27'21"W
EL152	1094.28'	S88°27'21"W
EL153	115.00'	N57°15'29"W
EL154	3.02'	S88°27'21"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC42	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N49°37'04"W	40.18'	44.02'	30.00'	84°04'49"
EC44	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC45	S42°35'14"W	41.86'	46.33'	30.00'	88°29'25"
EC46	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC47	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC48	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC49	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC50	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC51	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC52	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC53	N43°20'31"E	93.34'	103.67'	66.00'	90°00'00"
EC54	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC55	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC56	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC57	S65°38'58"E	87.70'	90.79'	100.00'	52°01'02"
EC58	S65°38'58"E	75.42'	78.08'	86.00'	52°01'02"
EC59	S47°20'33"E	41.92'	46.41'	30.00'	88°37'51"
EC60	S6°54'05"E	194.05'	194.20'	1436.00'	7°44'55"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC61	S1°40'31"E	439.07'	440.92'	1388.00'	18°12'03"
EC62	S47°53'01"W	38.93'	42.37'	30.00'	80°55'00"
EC63	S43°20'31"W	79.20'	87.96'	56.00'	90°00'00"
EC64	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC65	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC66	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC67	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC68	N43°20'31"E	42.43'	47.12'	30.00'	89°59'59"
EC69	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"

**LOCATION MAP  
NOT TO SCALE**



**LEGEND**

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
- XF "X" CUT FOUND
- C.M. CONTROLLING MONUMENT
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- V.E. VISIBILITY EASEMENT (BY THIS PLAT)
- 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

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

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

ENGINEER:  
Glenn Engineering Corp.  
1

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 102.828 acre tract of land situated within the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and being a portion of a called 173.00 acre tract of land as described in the deed to Rockwall Independent School District recorded under Document No. 2010-00443616 of the Official Public Records of Rockwall County, Texas (hereafter referred to as the ISD Tract), and being all of Lot 1, Block A of the plat titled "Rockwall - CCA Addition" recorded under Document No. 2017000023961 of said Official Public Records. Said 102.828 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set (hereafter referred to as CIRS) at the southwest corner of said Lot 1, being on the east right of way line of S. John King Boulevard, a 110-foot right of way, as described in the deed to the City of Rockwall recorded under Document No. 2008-00398862 of said Official Public Records;

THENCE the following three (3) calls coincident with the east right of way line of said S. John King Boulevard:  
1. NORTH 01 degree 27 minutes 12 seconds WEST, 1,584.55 feet to a CIRS at the beginning of a tangent curve;  
2. northerly, coincident with said tangent curve, concave to the east, having a central angle of 29 degrees 24 minutes 13 seconds, a radius of 895.00 feet and a chord bearing and distance of NORTH 13 degrees 14 minutes 55 seconds EAST, 454.28 feet, an arc length of 459.30 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found (hereafter referred to as CIRF) at the beginning of a non-tangent curve;  
3. northerly, coincident with said non-tangent curve, concave to the west, having a central angle of 04 degrees 17 minutes 27 seconds, a radius of 1,005.00 feet and a chord bearing and distance of NORTH 25 degrees 48 minutes 24 seconds EAST, 75.25 feet, an arc length of 75.26 feet to a "X" cut set found at the northwest corner of said Lot 1;

THENCE NORTH 88 degrees 23 minutes 11 seconds EAST, 1,986.62 feet with the north line of said Lot 1 and the north line of said ISD Tract to a CIRS

THENCE the following six (6) calls through the interior of said ISD Tract:  
1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.70 feet to a CIRS for the beginning of a tangent curve;  
2. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 17 degrees 27 minutes 42 seconds, a radius of 953.34 feet and a chord bearing and distance of SOUTH 10 degrees 23 minutes 29 seconds EAST, 289.42 feet, an arc length of 290.54 feet to a CIRS for a point of reverse curve;  
3. southerly, coincident with said reverse curve, concave to the west, having a central angle of 29 degrees 48 minutes 32 seconds, a radius of 1,010.00 feet and a chord bearing and distance of SOUTH 04 degrees 13 minutes 05 seconds EAST, 519.56 feet, an arc length of 525.46 feet to a CIRS at the end of said curve;  
4. SOUTH 10 degree 41 minutes 11 seconds WEST, 380.63 feet to a CIRS set at the beginning of a tangent curve;  
5. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 12 degrees 18 minutes 13 seconds, a radius of 950.00 and a chord bearing and distance of SOUTH 4 degrees 32 minutes 05 seconds WEST, 203.61 feet, an arc length of 204.00 feet to a CIRS at the end of said curve;  
6. SOUTH 01 degree 37 minutes 02 seconds EAST, 493.21 feet to a CIRS set on the south line of said called 173.00 acre tract of land;

THENCE SOUTH 88 degrees 22 minutes 58 seconds WEST, 2,107.32 feet with the south line of said ISD Tract to the POINT OF BEGINNING containing 102.828 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 **REPLAT OF ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, 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 **ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, 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:

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

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

**Rockwall Independent School District**

Rockwall Independent School District - Dr. John Villarreal  
Superintendent

**STATE OF TEXAS COUNTY OF ROCKWALL**

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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.  
Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990

**PLAT NOTES:**

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.

**GENERAL NOTES:**

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

**CERTIFICATE OF SURVEYOR**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A 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.

RELEASED FOR REVIEW PURPOSES ONLY. 2024-05  
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JONATHAN E. COOPER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 5369  
JCOOPER@BOWMAN.COM  
DATE:

STATE OF TEXAS  
COUNTY OF DALLAS

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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

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

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES

SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Bowman**

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2805 Dallas Parkway, Suite 310      Phone: (972) 497-2990  
Plano, Texas 75093      www.bowman.com  
TBPELS #10120600





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** May 28, 2024  
**APPLICANT:** Robert Howman; *Glenn Engineering*  
**CASE NUMBER:** P2024-018; *Replat for Lots 2 & 3, Block A, Rockwall-CCA Addition*

---

### SUMMARY

Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Vacating Plat and Replat for a 79.54-acre parcel of land (*i.e. Lots 2 & 3, Block A, Rockwall CCA Addition*) for the purpose of vacating the previously approved replat [*Instrument No. 20230000010727*] and replat for the purpose of realigning the right-of-way of Stableglen Drive.
- Background. On August 30, 1999, the subject property was annex by the City Council through *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant since annexation. On May 2, 2022, the City Council approved a zoning change through *Ordinance No. 22-25 [Case No. Z2022-015]* changing the subject property from an Agricultural (AG) District to Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses. On July 5, 2022, the City Council approved a *Preliminary Plat and Infrastructure Variances [Case No. P2022-028]* for the subject property. On July 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-017*] for the construction of a *Public Secondary School* on the subject property. On January 3, 2023, the City Council approved a replat for the purpose of establishing two (2) parcels of land (*i.e. Lots 2 & 3, Block A, Rockwall – CCA Addition*) and the fire lanes and utility easements necessary to develop a *Public Secondary School* on the subject property. On April 11, 2024, staff administratively approved a site plan [*Case No. SP2024-007*] to revise the existing site plan for the purpose of reestablishment of an altered alignment of Stableglen Drive. On May 17, 2024, the applicant submitted an application requesting to vacate the previously approved plat (*i.e. P2022-059*) and submit a replat for the purpose of establishing the realignment of Stableglen Drive.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



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

DATE: 5/23/2024

PROJECT NUMBER: P2024-018  
PROJECT NAME: Lots 2 & 3, Block A, Rockwall CCA Addition  
SITE ADDRESS/LOCATIONS: 2301 S JOHN KING BLVD, ROCKWALL, 75032

CASE CAPTION: Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/23/2024	Approved w/ Comments

05/23/2024: P2024-018: Replat for Lots 2 & 3, Block A, Rockwall CCA Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2024-018) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

REPLAT  
LOTS 2 & 3  
ROCKWALL CCA ADDITION  
BEING A REPLAT OF  
LOT 1, BLOCK A  
ROCKWALL CCA ADDITION  
102.828-ACRES  
SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Provide the correct format for 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.

I.6 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.7 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: May 28, 2024

City Council: June 3, 2024

I.8 Please note that once the Replat 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	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024: 1. Need to label the width. Min 24' for fire lane.  
 2. Revised grading and landscaping plans needed for work along Stableglen ROW.  
 3. Two corners must have x,y coordinates that are tied to City monuments.  
 4. Need to label the width. Min 24' for fire lane.  
 5. Cannot call out as variable width.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

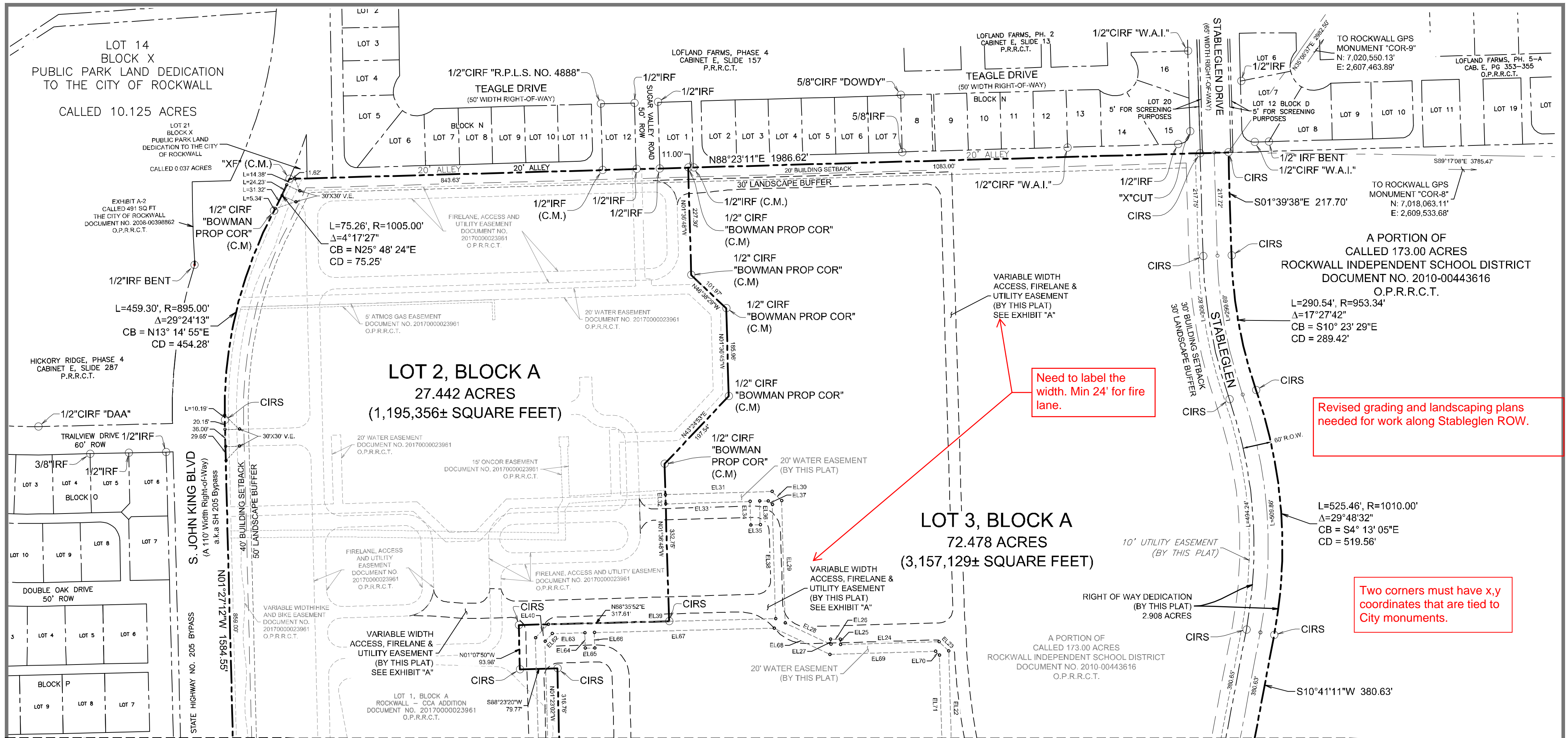
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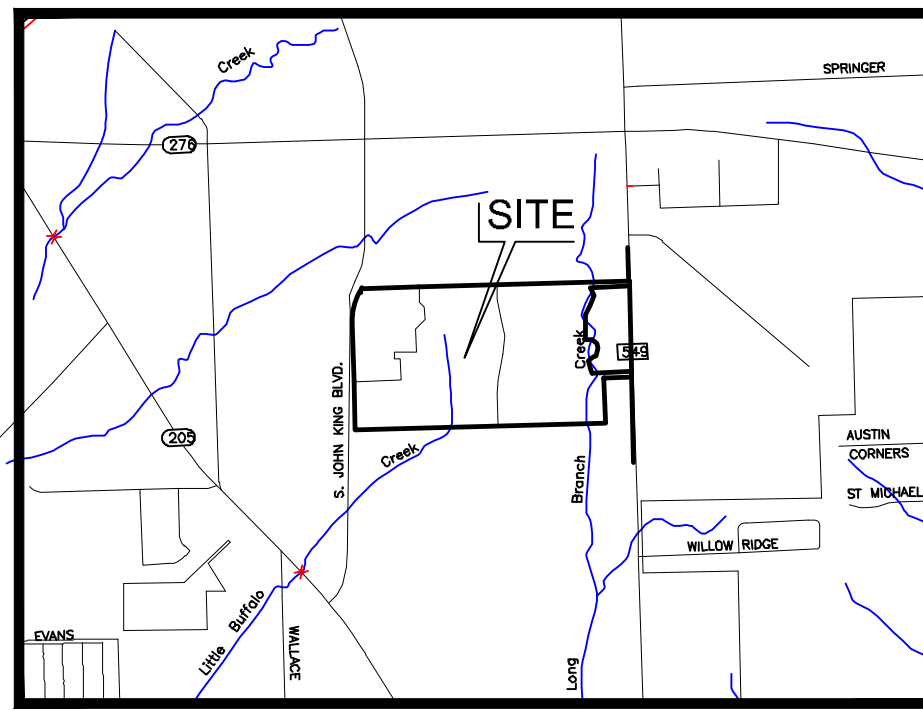
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved

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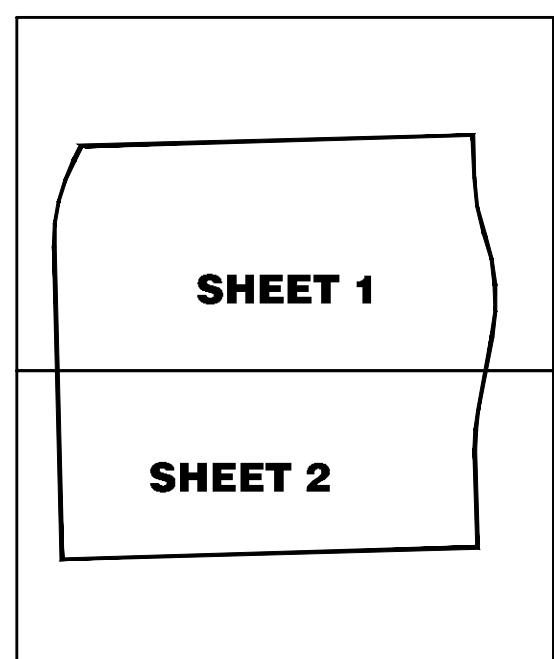
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Match Line - See Sheet 2



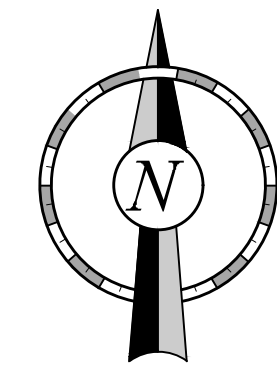
**LOCATION MAP**  
NOT TO SCALE



**SHEET KEY MAP**

**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



SCALE: 1" = 150'

**LEGEND**

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
- XF "X" CUT FOUND
- C.M. CONTROLLING MONUMENT
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- V.E. VISIBILITY EASEMENT (BY THIS PLAT)
- 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

**SURVEYOR:**  
Bowman Consulting Group, Ltd.  
Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990

Bowman Job No.: 210146

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Bowman**

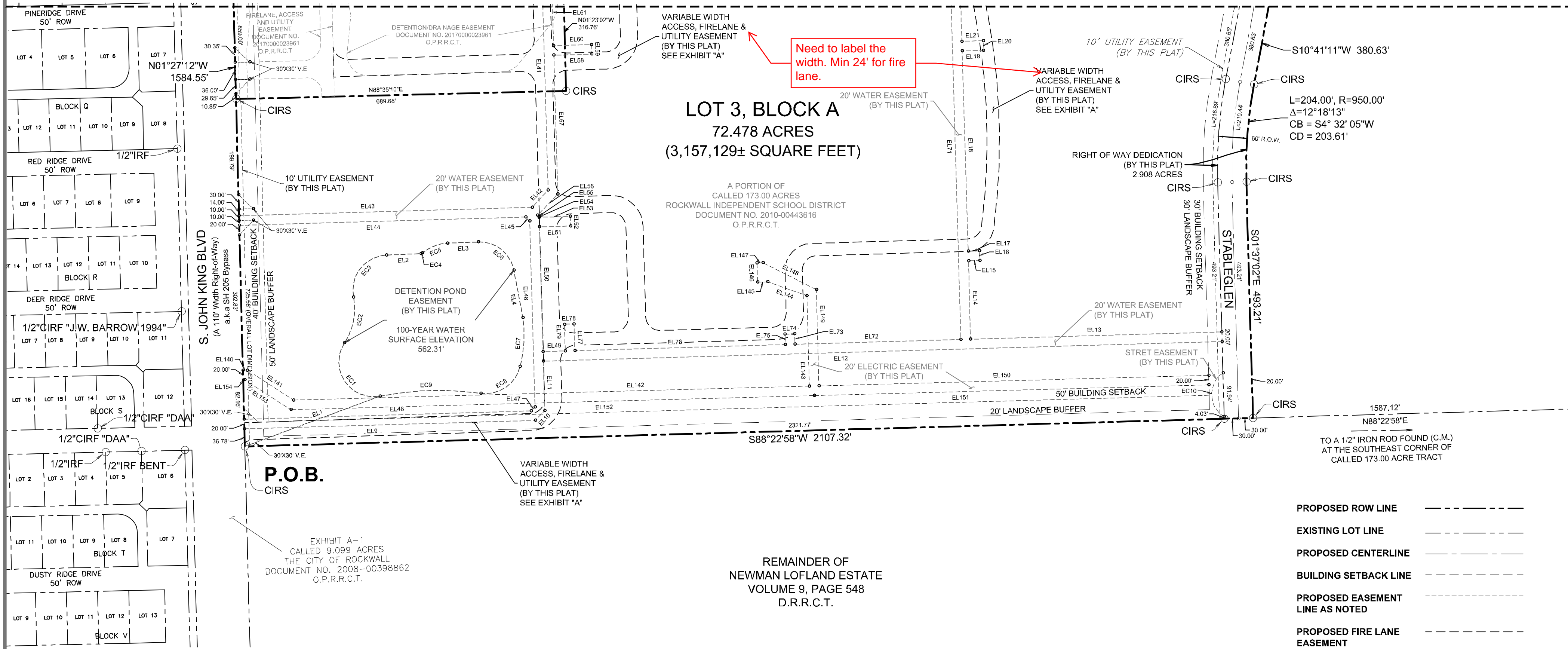
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2805 Dallas Parkway, Suite 310 Phone: (972) 497-2990  
Plano, Texas 75093 www.bowman.com  
TBPELS #10120600

Sheet: 1 of 5

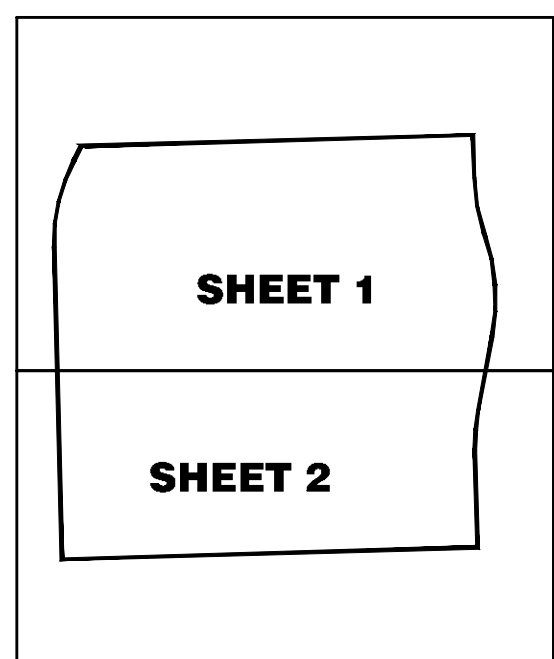
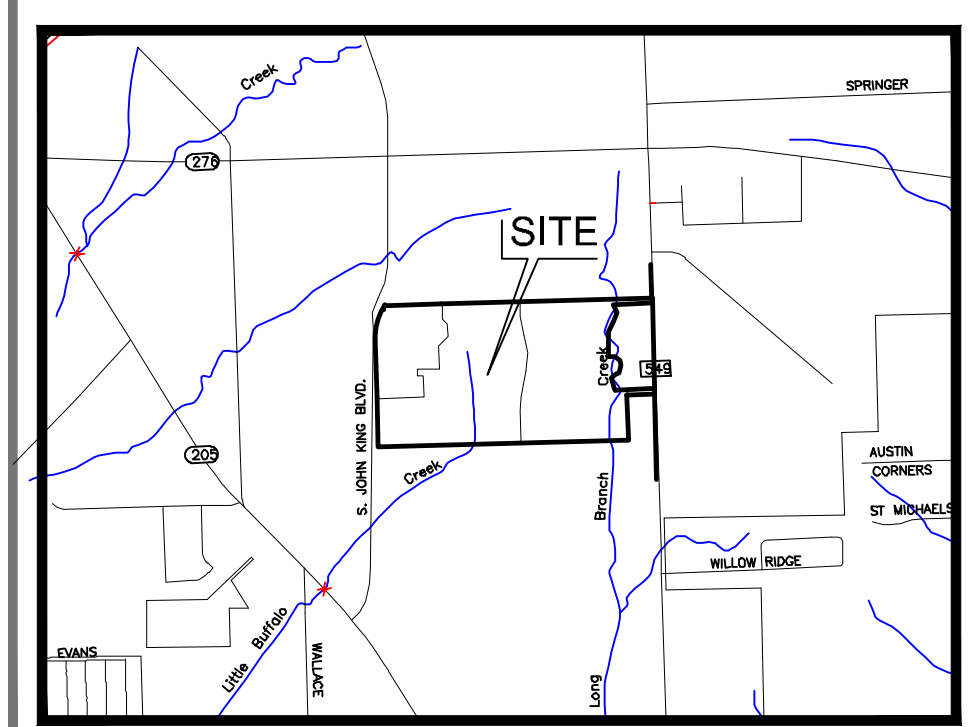
Drawn By: RAH

Case No:

Match Line - See Sheet 1

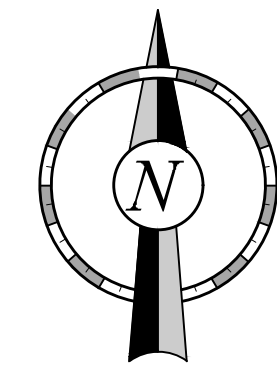


PROPOSED ROW LINE	---
EXISTING LOT LINE	---
PROPOSED CENTERLINE	---
BUILDING SETBACK LINE	---
PROPOSED EASEMENT LINE AS NOTED	---
PROPOSED FIRE LANE EASEMENT	---
PREVIOUS TRACT LINE	---
BOUNDARY LINE	---



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SCALE: 1" = 150'

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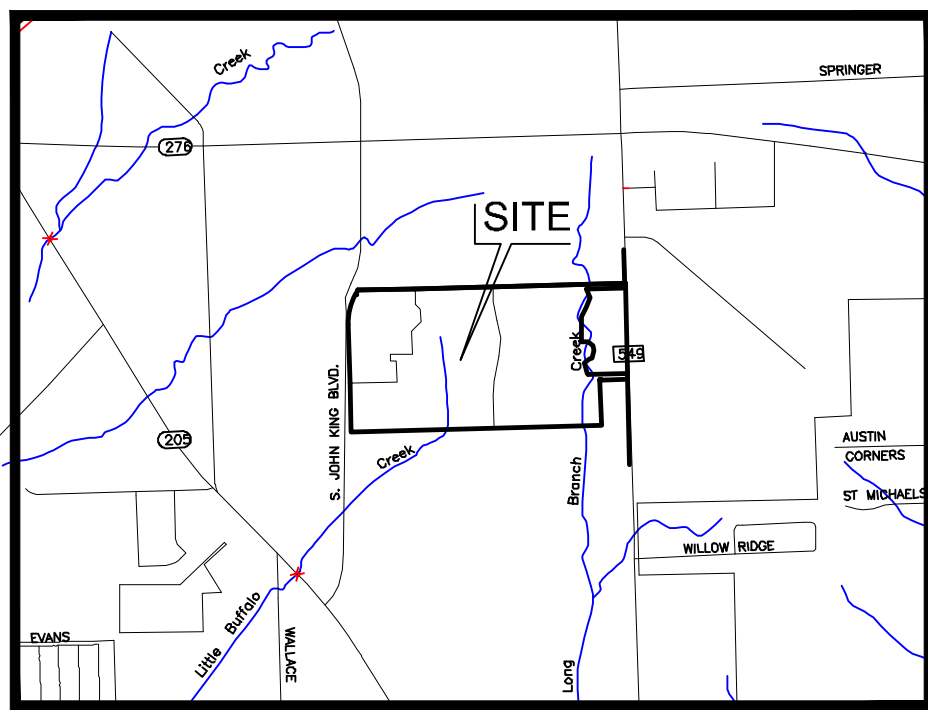
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PROPOSED ROW LINE - - - - -  
 EXISTING LOT LINE - - - - -  
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 PROPOSED FIRE LANE EASEMENT - - - - -  
 PREVIOUS TRACT LINE - - - - -  
 BOUNDARY LINE - - - - -

**LOCATION MAP**  
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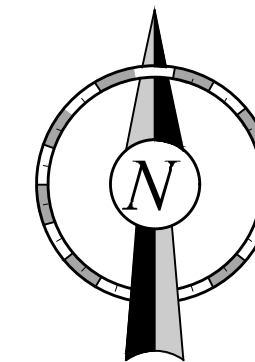
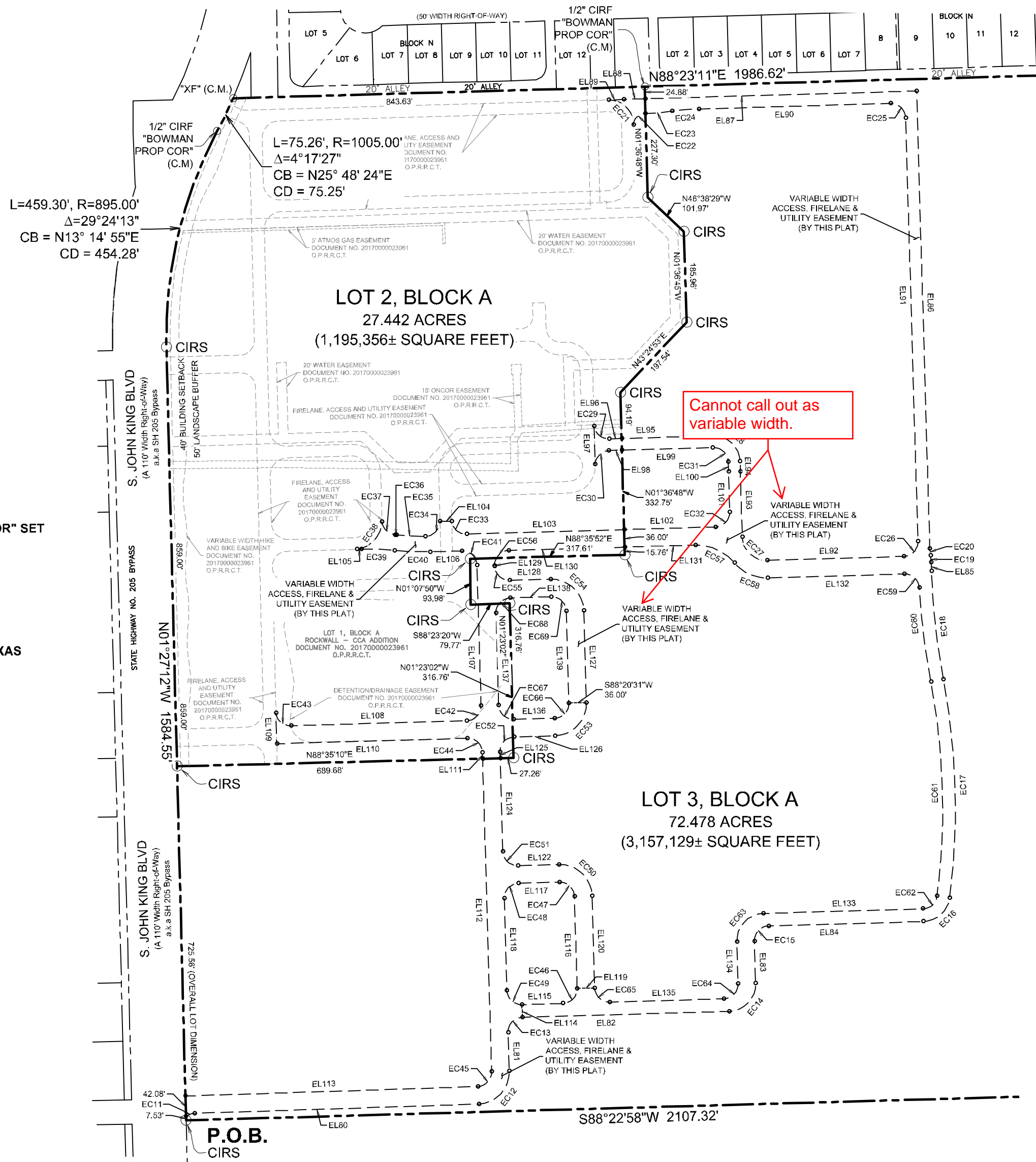


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**EXHIBIT "A"**



SCALE: 1" = 200'

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**ROCKWALL CCA ADDITION**

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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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

<sup>2</sup>: 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 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center LOT 2 & 3 BLOCK A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

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

CURRENT ZONING PD for NS uses CURRENT USE Public School

PROPOSED ZONING PD for NS uses PROPOSED USE Public School

ACREAGE 79.54 acres 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 Independent School District  APPLICANT Rockwall Independent School District

CONTACT PERSON Tim Lyssy - Director of Project Planning and Construction CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive ADDRESS 4500 Fuller Drive Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP Irving, Texas 75038

PHONE 979-574-9497 PHONE 972.989.2174 (mobile)

E-MAIL tim.lyssy@rockwallisd.org E-MAIL rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

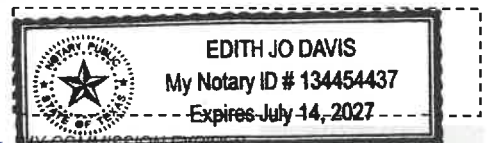
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Lyssy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

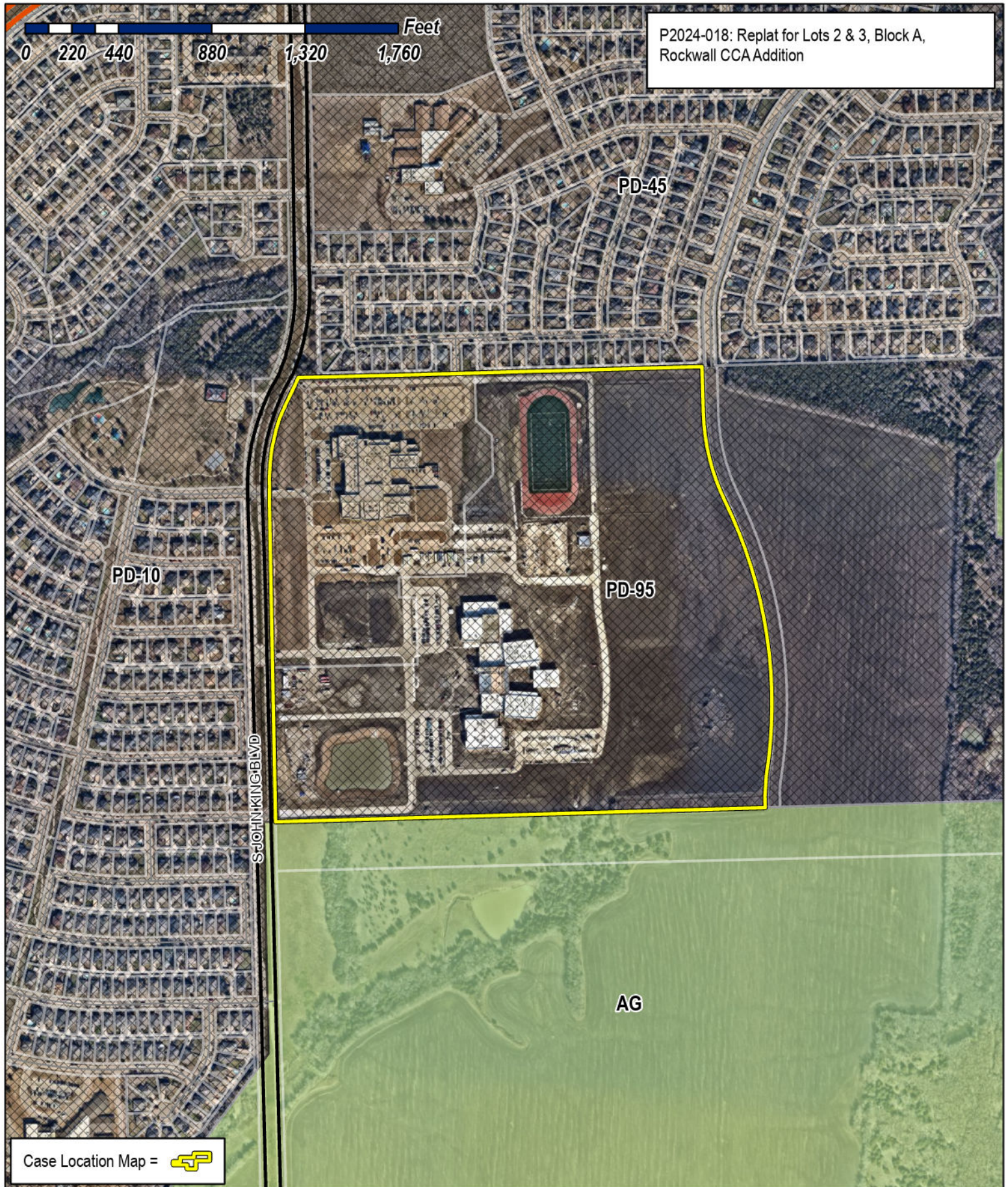
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1744 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF MAY, 2024. BY SIGNING THIS APPLICATION, 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 17 DAY OF MAY, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-018: Replat for Lots 2 & 3, Block A, Rockwall CCA Addition

0 220 440 880 1,320 1,760 Feet


PD-10

PD-45

PD-95

S JOHN KING BLVD

AG

Case Location Map = 

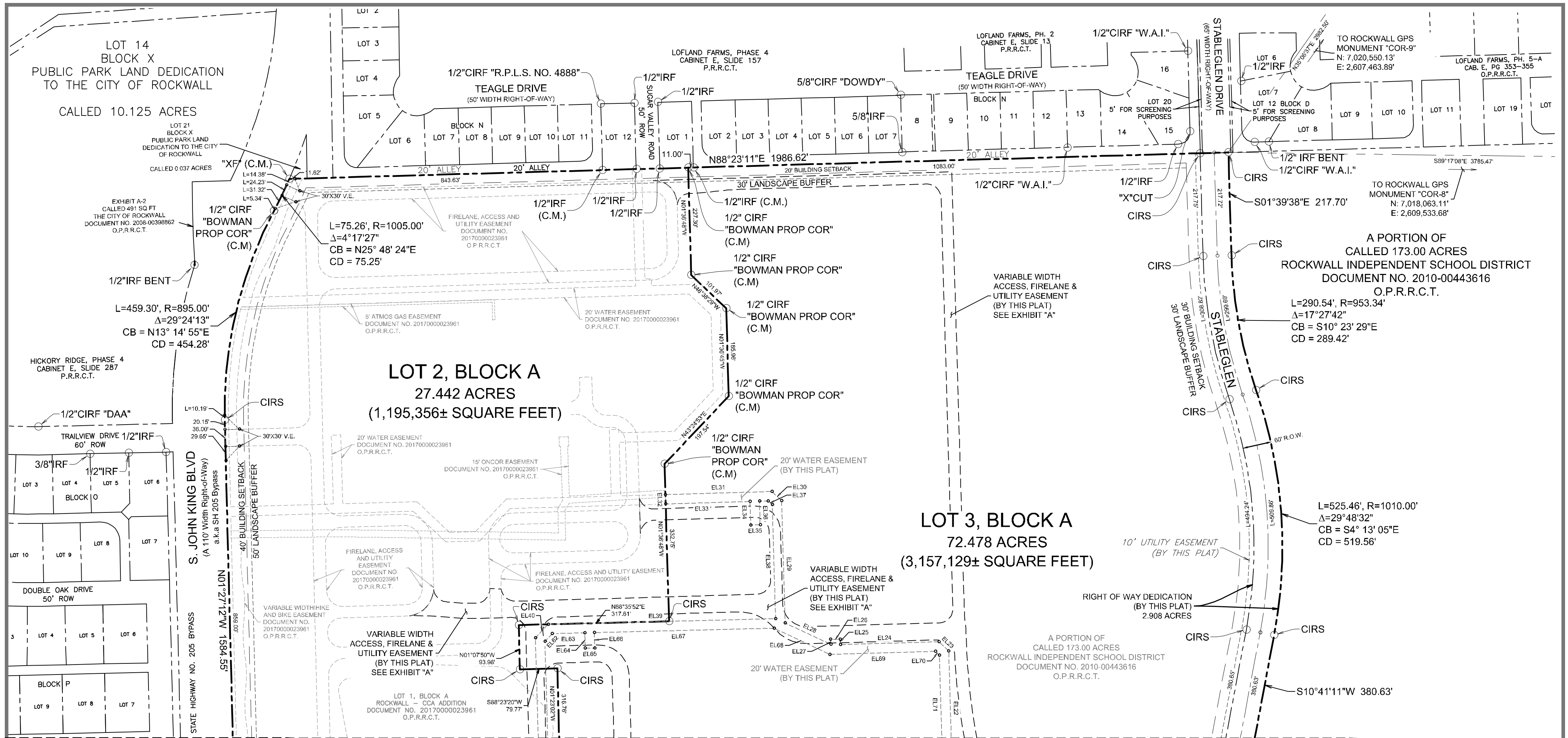


# City of Rockwall

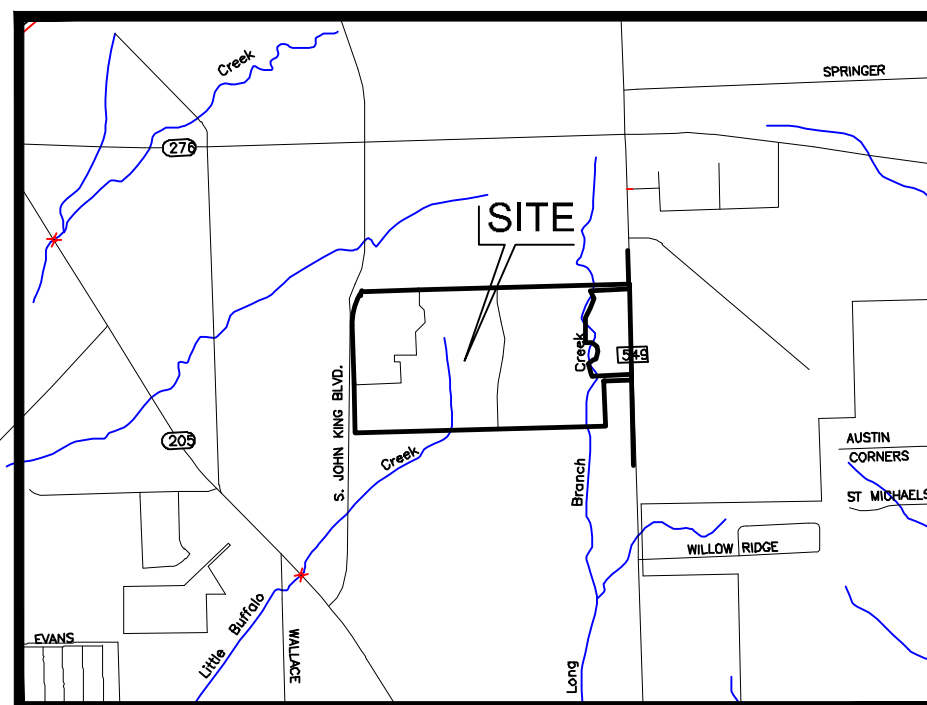
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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

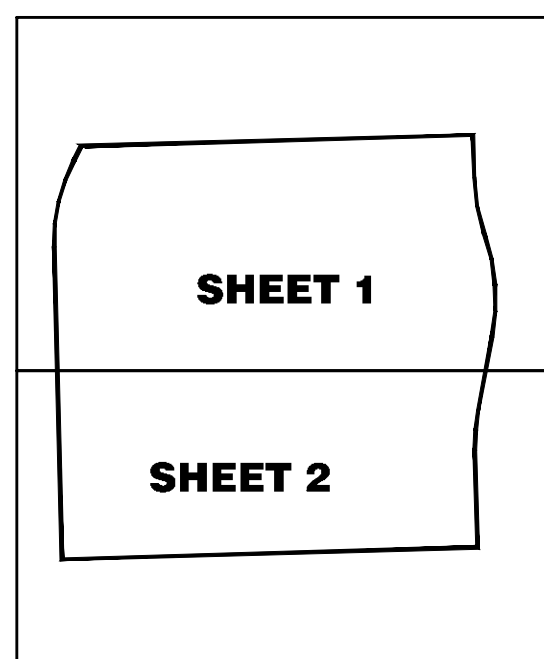




Match Line - See Sheet 2



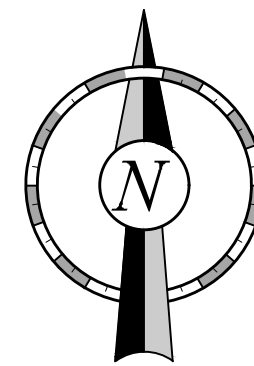
**LOCATION MAP**  
NOT TO SCALE



**SHEET KEY MAP**

**OWNER:**  
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Contact: William Salee

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



SCALE: 1" = 150'

**LEGEND**

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Bowman Job No.: 210146

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
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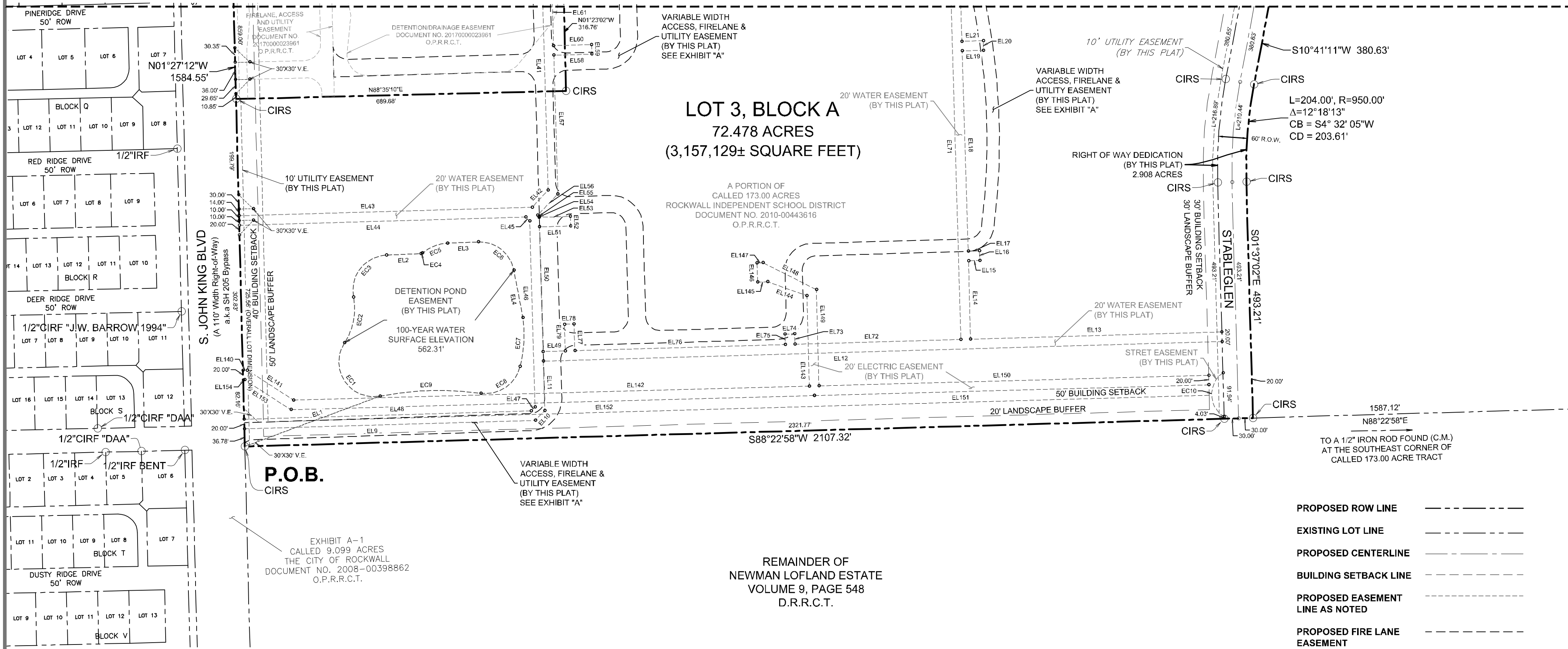
2805 Dallas Parkway, Suite 310 Phone: (972) 497-2990  
Plano, Texas 75093 www.bowman.com  
TBPELS #10120600

Sheet: 1 of 5

Drawn By: RAH

Case No:

Match Line - See Sheet 1



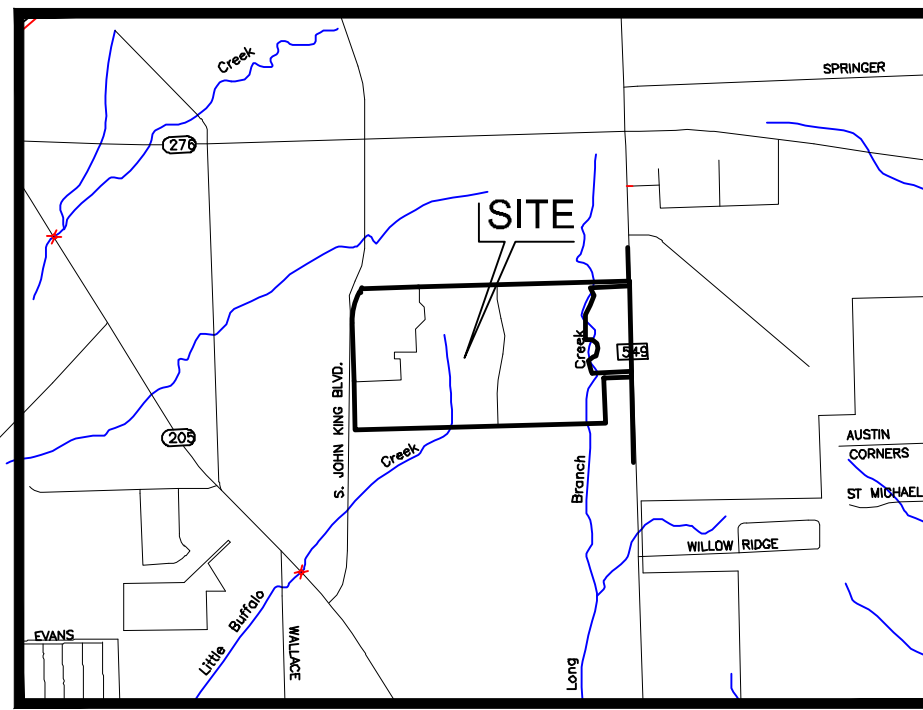
**LOT 3, BLOCK A**  
72.478 ACRES  
(3,157,129± SQUARE FEET)

A PORTION OF  
CALLED 173.00 ACRES  
ROCKWALL INDEPENDENT SCHOOL DISTRICT  
DOCUMENT NO. 2010-00443616  
O.P.R.R.C.T.

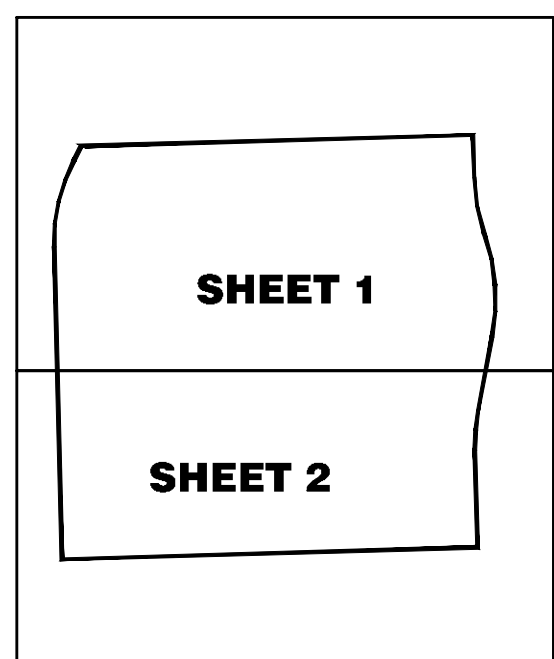
REMAINDER OF  
NEWMAN LOFLAND ESTATE  
VOLUME 9, PAGE 548  
D.R.R.C.T.

EXHIBIT A-1  
CALLED 9.099 ACRES  
THE CITY OF ROCKWALL  
DOCUMENT NO. 2008-00398862  
O.P.R.R.C.T.

- PROPOSED ROW LINE -----
- EXISTING LOT LINE -----
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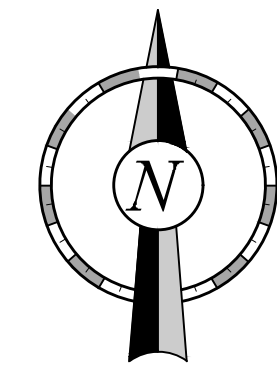


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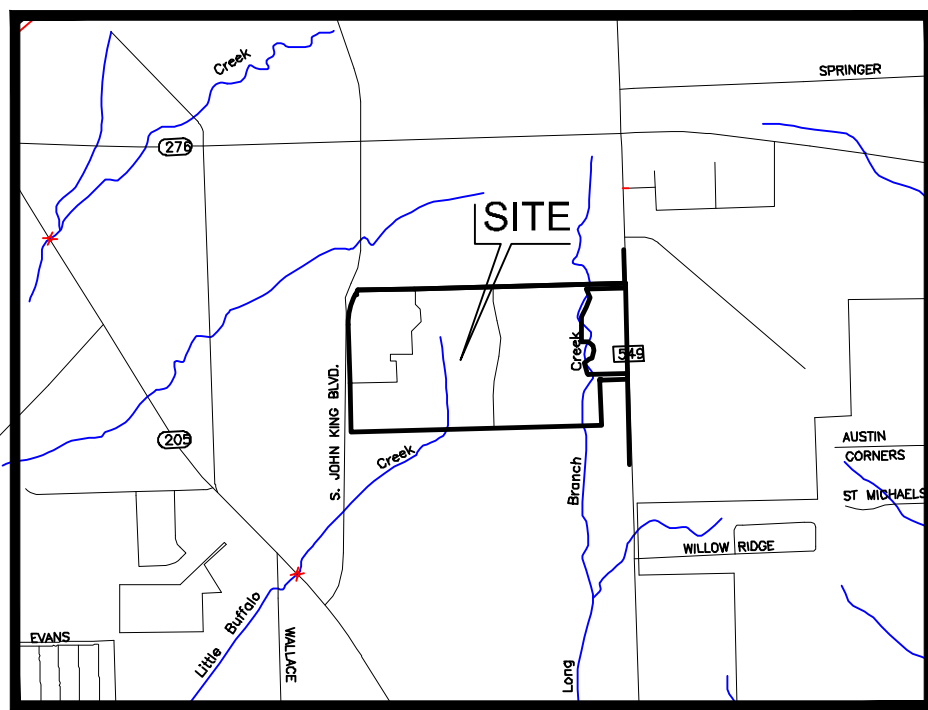
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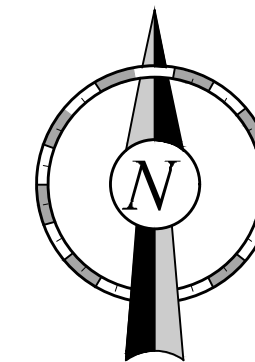
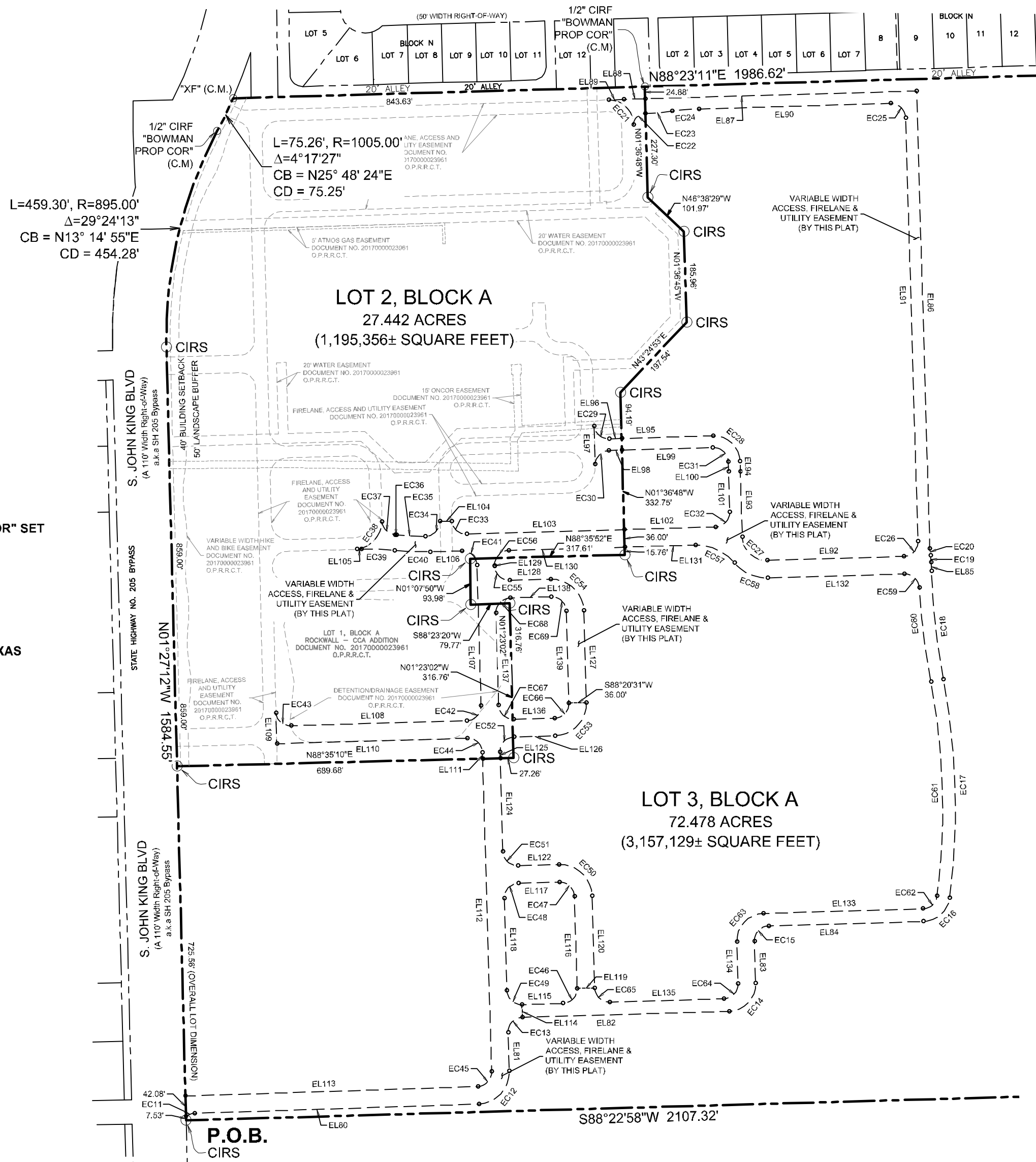


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**EXHIBIT "A"**



SCALE: 1" = 200'

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 Phone: (972) 497-2990  
 www.bowman.com

Sheet: 3 of 5

Drawn By: RAH

Case No:



PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 102.828 acre tract of land situated within the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and being a portion of a called 173.00 acre tract of land as described in the deed to Rockwall Independent School District recorded under Document No. 2010-00443616 of the Official Public Records of Rockwall County, Texas (hereafter referred to as the ISD Tract), and being all of Lot 1, Block A of the plat titled "Rockwall - CCA Addition" recorded under Document No. 2017000023961 of said Official Public Records. Said 102.828 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set (hereafter referred to as CIRS) at the southwest corner of said Lot 1, being on the east right of way line of S. John King Boulevard, a 110-foot right of way, as described in the deed to the City of Rockwall recorded under Document No. 2008-00398862 of said Official Public Records;

THENCE the following three (3) calls coincident with the east right of way line of said S. John King Boulevard:  
1. NORTH 01 degree 27 minutes 12 seconds WEST, 1,584.55 feet to a CIRS at the beginning of a tangent curve;  
2. northerly, coincident with said tangent curve, concave to the east, having a central angle of 29 degrees 24 minutes 13 seconds, a radius of 895.00 feet and a chord bearing and distance of NORTH 13 degrees 14 minutes 55 seconds EAST, 454.28 feet, an arc length of 459.30 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found (hereafter referred to as CIRF) at the beginning of a non-tangent curve;  
3. northerly, coincident with said non-tangent curve, concave to the west, having a central angle of 04 degrees 17 minutes 27 seconds, a radius of 1,005.00 feet and a chord bearing and distance of NORTH 25 degrees 48 minutes 24 seconds EAST, 75.25 feet, an arc length of 75.26 feet to a "X" cut set found at the northwest corner of said Lot 1;

THENCE NORTH 88 degrees 23 minutes 11 seconds EAST, 1,986.62 feet with the north line of said Lot 1 and the north line of said ISD Tract to a CIRS

THENCE the following six (6) calls through the interior of said ISD Tract:  
1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.70 feet to a CIRS for the beginning of a tangent curve;  
2. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 17 degrees 27 minutes 42 seconds, a radius of 953.34 feet and a chord bearing and distance of SOUTH 10 degrees 23 minutes 29 seconds EAST, 289.42 feet, an arc length of 290.54 feet to a CIRS for a point of reverse curve;  
3. southerly, coincident with said reverse curve, concave to the west, having a central angle of 29 degrees 48 minutes 32 seconds, a radius of 1,010.00 feet and a chord bearing and distance of SOUTH 04 degrees 13 minutes 05 seconds EAST, 519.56 feet, an arc length of 525.46 feet to a CIRS at the end of said curve;  
4. SOUTH 10 degree 41 minutes 11 seconds WEST, 380.63 feet to a CIRS set at the beginning of a tangent curve;  
5. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 12 degrees 18 minutes 13 seconds, a radius of 950.00 and a chord bearing and distance of SOUTH 4 degrees 32 minutes 05 seconds WEST, 203.61 feet, an arc length of 204.00 feet to a CIRS at the end of said curve;  
6. SOUTH 01 degree 37 minutes 02 seconds EAST, 493.21 feet to a CIRS set on the south line of said called 173.00 acre tract of land;

THENCE SOUTH 88 degrees 22 minutes 58 seconds WEST, 2,107.32 feet with the south line of said ISD Tract to the POINT OF BEGINNING containing 102.828 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 **REPLAT OF ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, 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 **ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, 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:

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

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

**Rockwall Independent School District**

Rockwall Independent School District - Dr. John Villarreal  
Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

**PLAT NOTES:**

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.

**GENERAL NOTES:**

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

**CERTIFICATE OF SURVEYOR**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A 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.

RELEASED FOR REVIEW PURPOSES ONLY. 2024-05  
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JONATHAN E. COOPER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 5369  
JCOOPER@BOWMAN.COM  
DATE:

STATE OF TEXAS  
COUNTY OF DALLAS

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 \_\_\_\_\_, 2024.

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

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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Plano, Texas 75093 www.bowman.com  
TBPELS #10120600

Sheet: 5 of 5 Drawn By:RAH Case No:

**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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
*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.  
Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990



May 17, 2024

Bethany Ross  
City of Rockwall  
Planning Department  
385 S. Goliad  
Rockwall, Texas 75087

Re: Rockwall Heath 9<sup>th</sup> Grade Center SOUTH – Replat

Dear Ms. Ross:

On behalf of Rockwall ISD, we are requesting that the approved Final Plat Rockwall CCA Addition Lots 2&3, Block A Case Number P2202-059 Filed and Recorded at Rockwall County of 6/30/2023 Document number 20230000010727 be vacated for the purposes of replatting the subject areas for the realignment of Stableglen.

If you have any questions or comments, please contact me.

Sincerely,

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

Tim Lyssy, RA  
Director of Project Planning and Construction





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** June 3, 2024  
**APPLICANT:** Robert Howman; *Glenn Engineering*  
**CASE NUMBER:** P2024-018; *Replat for Lots 2 & 3, Block A, Rockwall-CCA Addition*

---

### SUMMARY

Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Vacating Plat and Replat for a 79.54-acre parcel of land (*i.e. Lots 2 & 3, Block A, Rockwall CCA Addition*) for the purpose of vacating the previously approved replat [*Instrument No. 20230000010727*] and replat for the purpose of realigning the right-of-way of Stableglen Drive.
- ☑ Background. On August 30, 1999, the subject property was annex by the City Council through *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant since annexation. On May 2, 2022, the City Council approved a zoning change through *Ordinance No. 22-25 [Case No. Z2022-015]* changing the subject property from an Agricultural (AG) District to Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses. On July 5, 2022, the City Council approved a *Preliminary Plat and Infrastructure Variances [Case No. P2022-028]* for the subject property. On July 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-017*] for the construction of a *Public Secondary School* on the subject property. On January 3, 2023, the City Council approved a replat for the purpose of establishing two (2) parcels of land (*i.e. Lots 2 & 3, Block A, Rockwall – CCA Addition*) and the fire lanes and utility easements necessary to develop a *Public Secondary School* on the subject property. On April 11, 2024, staff administratively approved a site plan [*Case No. SP2024-007*] to revise the existing site plan for the purpose of reestablishment of an altered alignment of Stableglen Drive. On May 17, 2024, the applicant submitted an application requesting to vacate the previously approved plat (*i.e. P2022-059*) and submit a replat for the purpose of establishing the realignment of Stableglen Drive.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission approved a motion to recommend approval of the Vacating Plat and Replat by a vote of 4-0, with Commissioners Hustings and Womble absent.

# PROJECT COMMENTS



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

DATE: 5/23/2024

PROJECT NUMBER: P2024-018  
PROJECT NAME: Lots 2 & 3, Block A, Rockwall CCA Addition  
SITE ADDRESS/LOCATIONS: 2301 S JOHN KING BLVD, ROCKWALL, 75032

CASE CAPTION: Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/23/2024	Approved w/ Comments

05/23/2024: P2024-018: Replat for Lots 2 & 3, Block A, Rockwall CCA Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2024-018) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

REPLAT  
LOTS 2 & 3  
ROCKWALL CCA ADDITION  
BEING A REPLAT OF  
LOT 1, BLOCK A  
ROCKWALL CCA ADDITION  
102.828-ACRES  
SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Provide the correct format for 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.

I.6 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.7 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: May 28, 2024

City Council: June 3, 2024

I.8 Please note that once the Replat 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	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024: 1. Need to label the width. Min 24' for fire lane.  
 2. Revised grading and landscaping plans needed for work along Stableglen ROW.  
 3. Two corners must have x,y coordinates that are tied to City monuments.  
 4. Need to label the width. Min 24' for fire lane.  
 5. Cannot call out as variable width.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

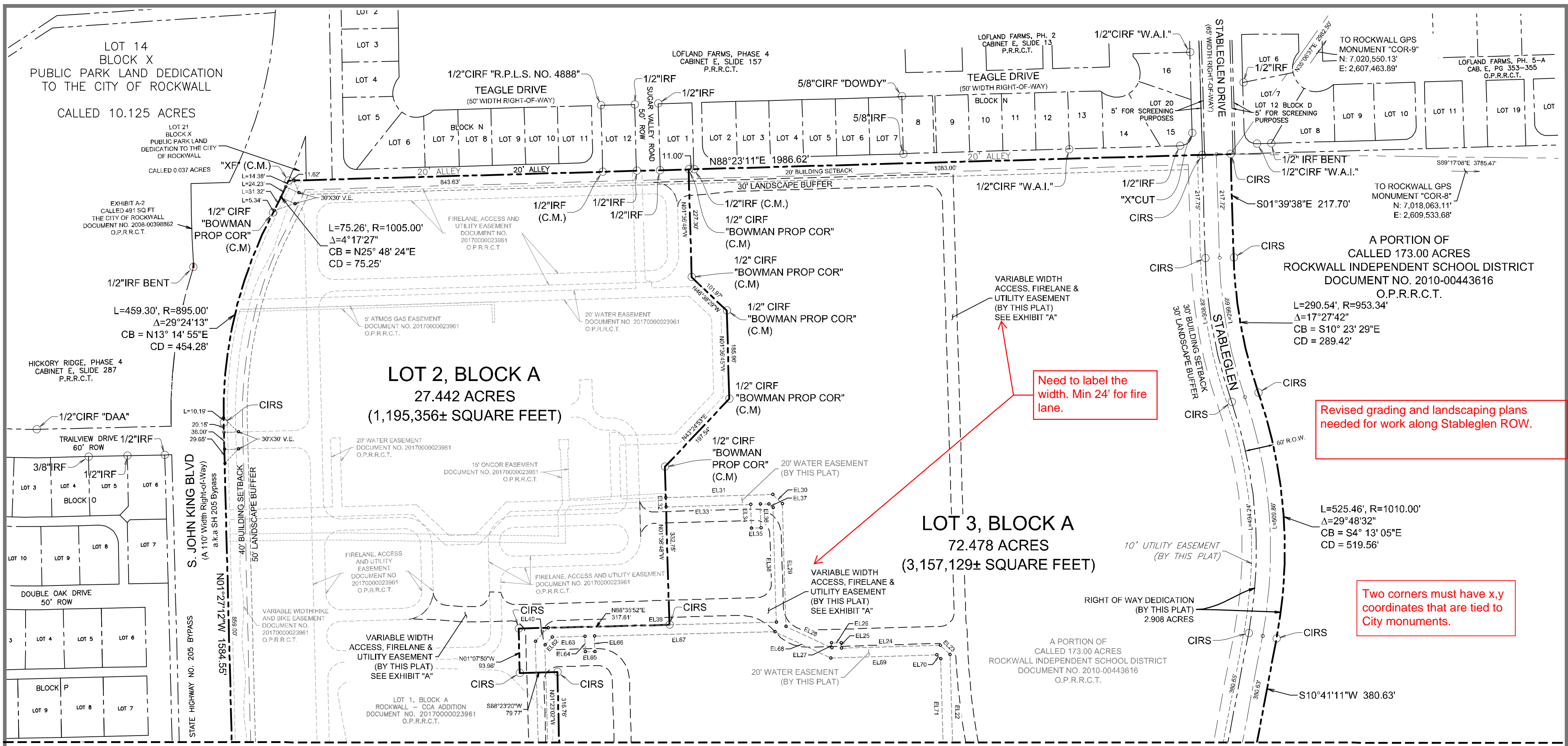
No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved

---

No Comments

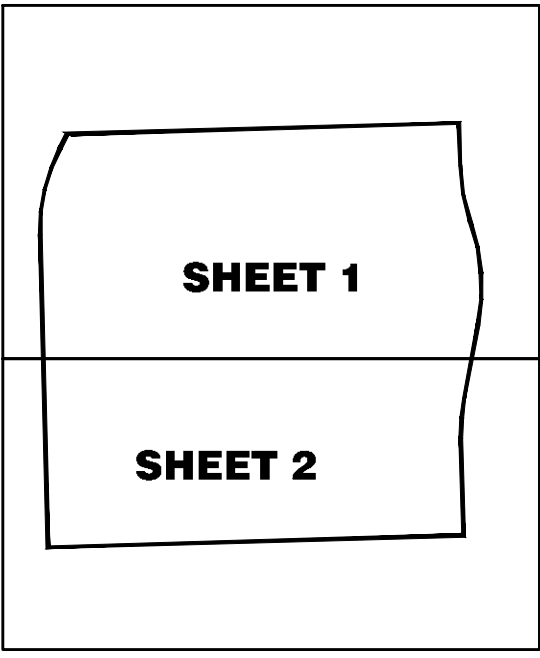
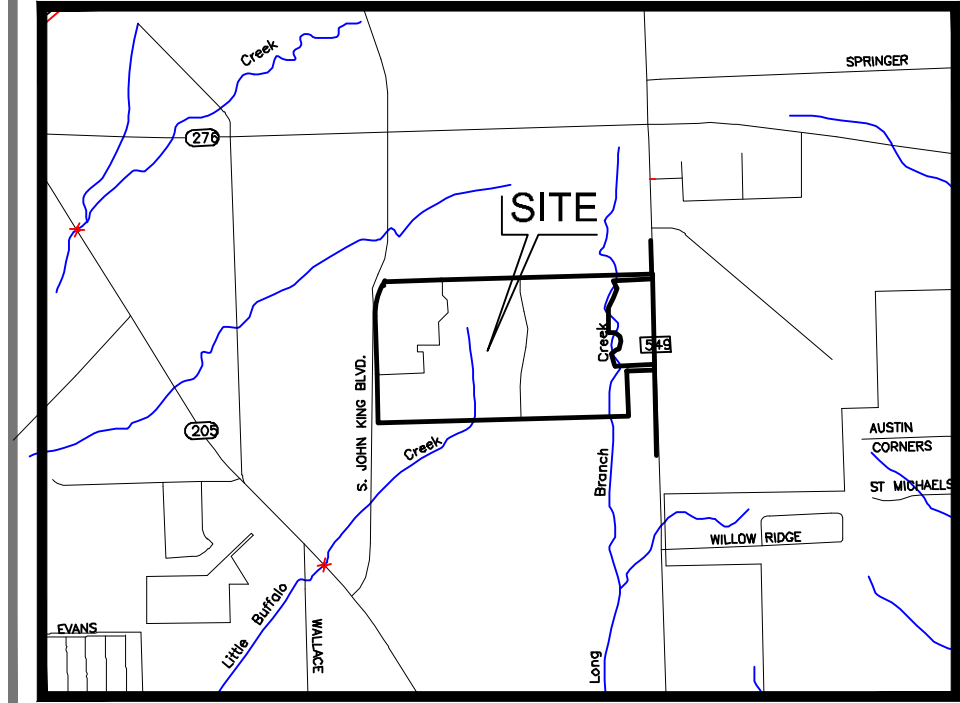


Need to label the width. Min 24' for fire lane.

Revised grading and landscaping plans needed for work along Stableglen ROW.

Two corners must have x,y coordinates that are tied to City monuments.

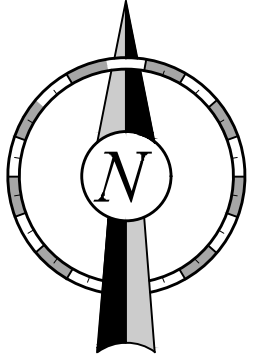
Match Line - See Sheet 2



SHEET KEY MAP

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



SCALE: 1" = 150'

LEGEND

IRF  
CIRF  
CIRS  
XF  
C.M.  
MNF  
MNS  
P.O.B.  
V.E.  
D.R.R.C.T.  
O.P.R.R.C.T.  
P.R.R.C.T.

IRON ROD FOUND  
CAPPED IRON ROD FOUND AS NOTED  
1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET  
"X" CUT FOUND  
CONTROLLING MONUMENT  
MAG NAIL FOUND  
MAG NAIL SET  
POINT OF BEGINNING  
VISIBILITY EASEMENT (BY THIS PLAT)  
DEED RECORDS, ROCKWALL COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
PLAT RECORDS ROCKWALL COUNTY, TEXAS

SURVEYOR:  
Bowman Consulting Group, Ltd.  
Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990

Bowman Job No.: 210146

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
TBPELS #10120600

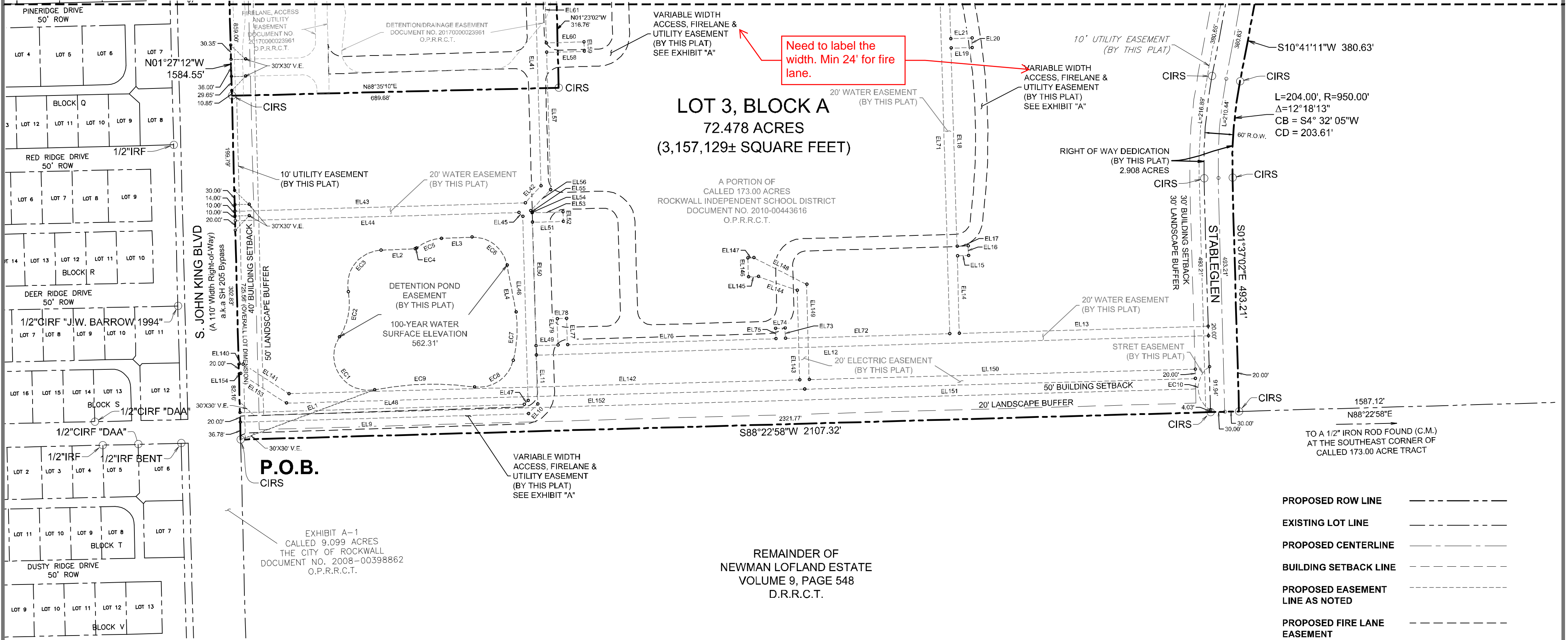
Phone: (972) 497-2990  
www.bowman.com

Sheet: 1 of 5

Drawn By: RAH

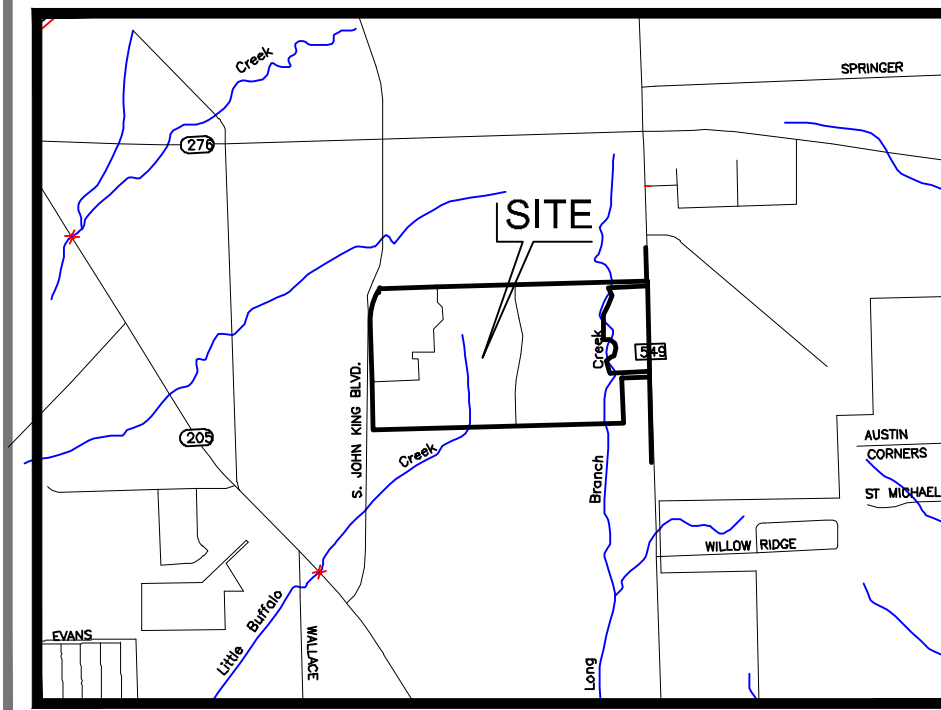
Case No:

Match Line – See Sheet 1

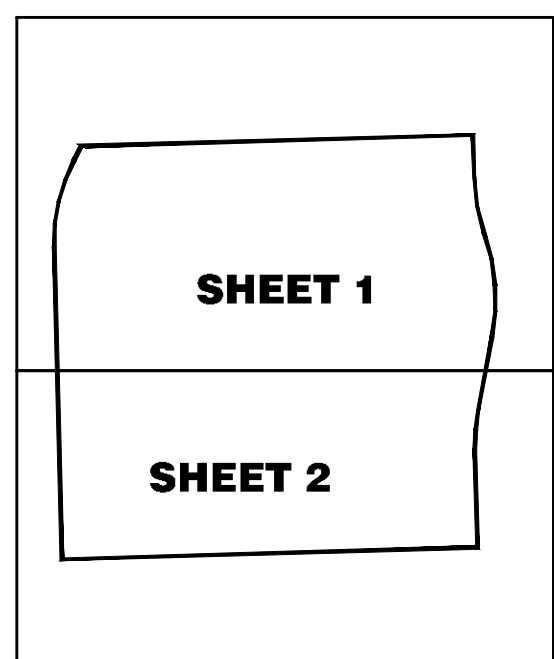


Need to label the width. Min 24' for fire lane.

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



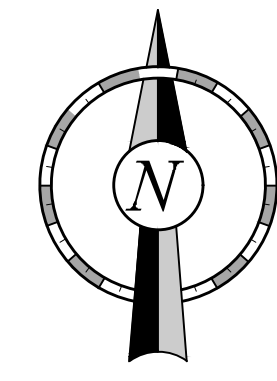
LOCATION MAP NOT TO SCALE



SHEET KEY MAP

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



SCALE: 1" = 150'

LEGEND

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
- XF "X" CUT FOUND
- C.M. CONTROLLING MONUMENT
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- V.E. VISIBILITY EASEMENT (BY THIS PLAT)
- 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

SURVEYOR:  
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Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
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Bowman Job No.: 210146

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Bowman**

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Plano, Texas 75093  
Phone: (972) 497-2990  
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TBPELS #10120600

Sheet: 2 of 5

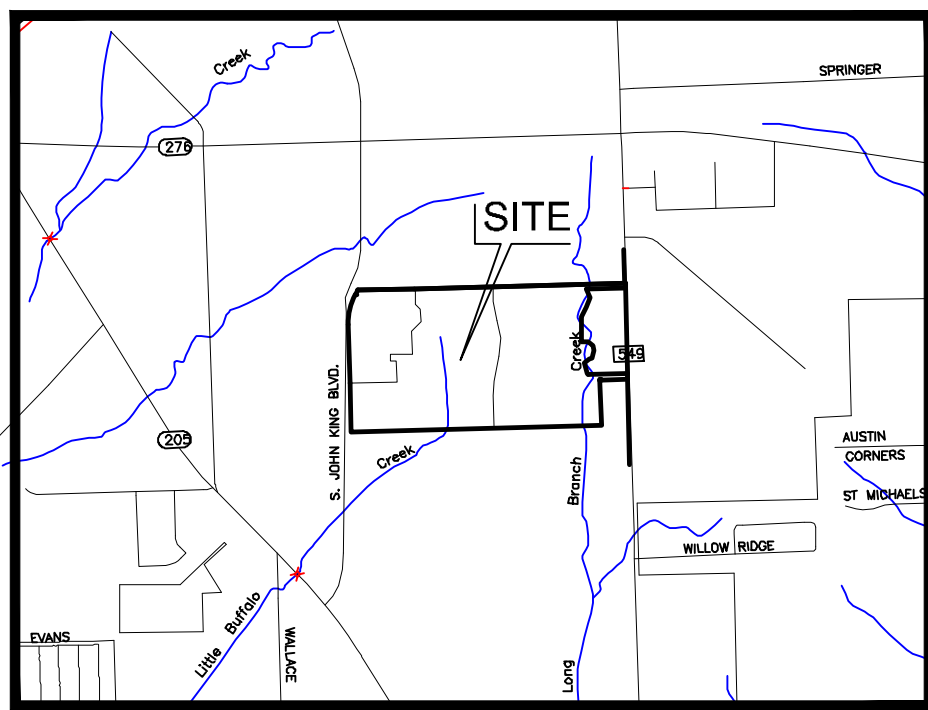
Drawn By: RAH

Case No:

- LEGEND**
- IRF IRON ROD FOUND
  - CIRF CAPPED IRON ROD FOUND AS NOTED
  - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
  - XF "X" CUT FOUND
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  - V.E. VISIBILITY EASEMENT (BY THIS PLAT)
  - 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

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- EXISTING LOT LINE - - - - -
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- PROPOSED FIRE LANE EASEMENT - - - - -
- PREVIOUS TRACT LINE - - - - -
- BOUNDARY LINE - - - - -

**LOCATION MAP**  
NOT TO SCALE

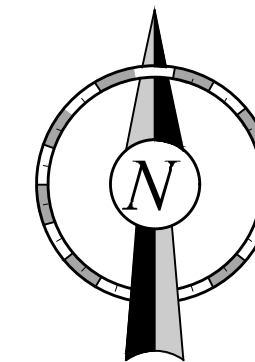
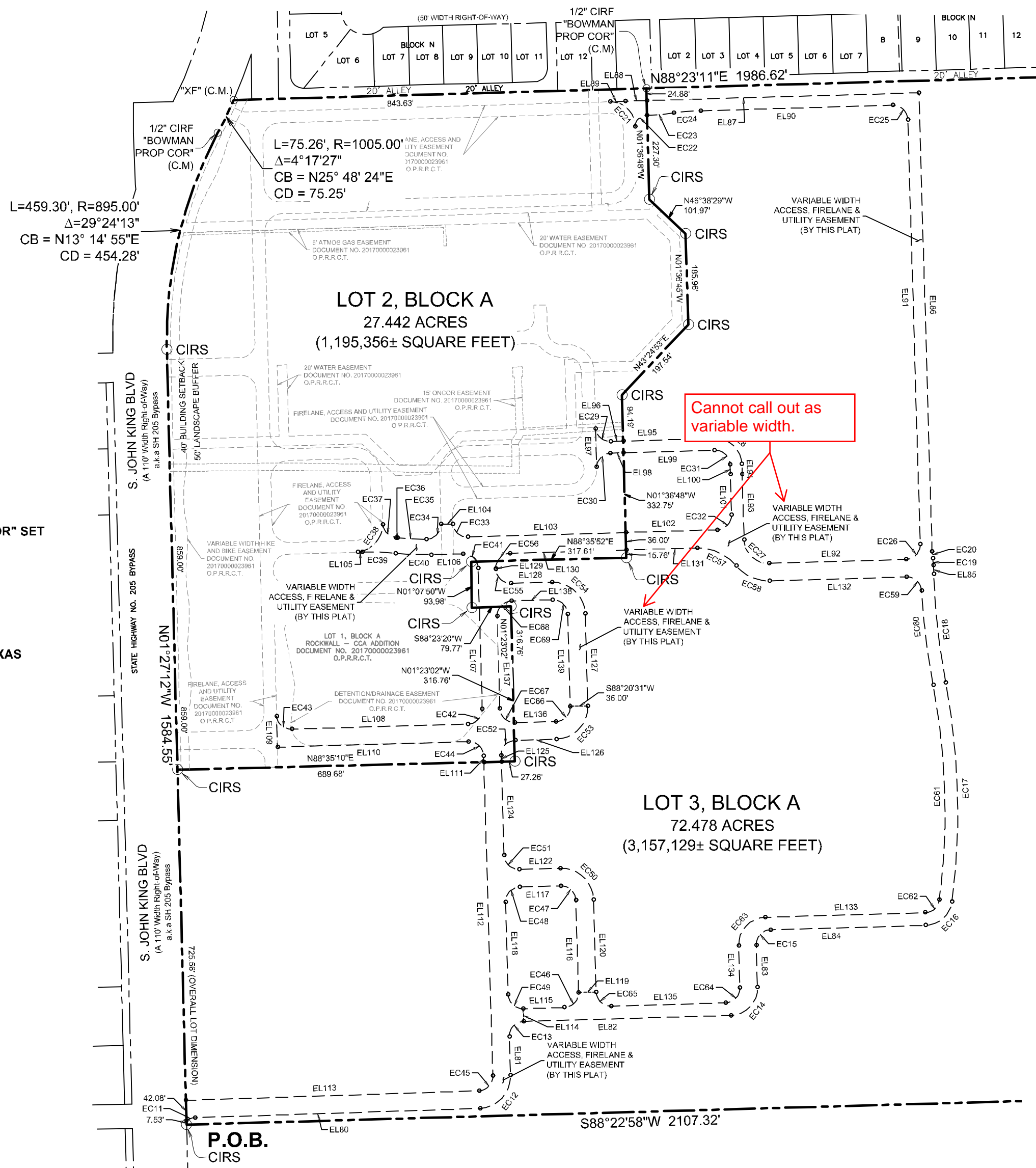


OWNER:  
Rockwall ISD  
801 East Washington St.  
Rockwall Texas, 75087  
(469) 698-7031  
Contact: William Salee

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:  
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Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990  
Bowman Job No.: 210146

**EXHIBIT "A"**



SCALE: 1" = 200'

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A  
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Sheet: 3 of 5

Drawn By: RAH

Case No:





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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

<sup>2</sup>: 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 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center LOT 2 & 3 BLOCK A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

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

CURRENT ZONING PD for NS uses CURRENT USE Public School

PROPOSED ZONING PD for NS uses PROPOSED USE Public School

ACREAGE 79.54 acres 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 Independent School District  APPLICANT Rockwall Independent School District

CONTACT PERSON Tim Lyssy - Director of Project Planning and Construction CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive ADDRESS 4500 Fuller Drive Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP Irving, Texas 75038

PHONE 979-574-9497 PHONE 972.989.2174 (mobile)

E-MAIL tim.lyssy@rockwallisd.org E-MAIL rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

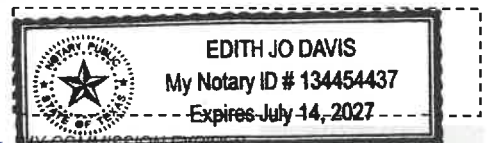
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Lyssy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

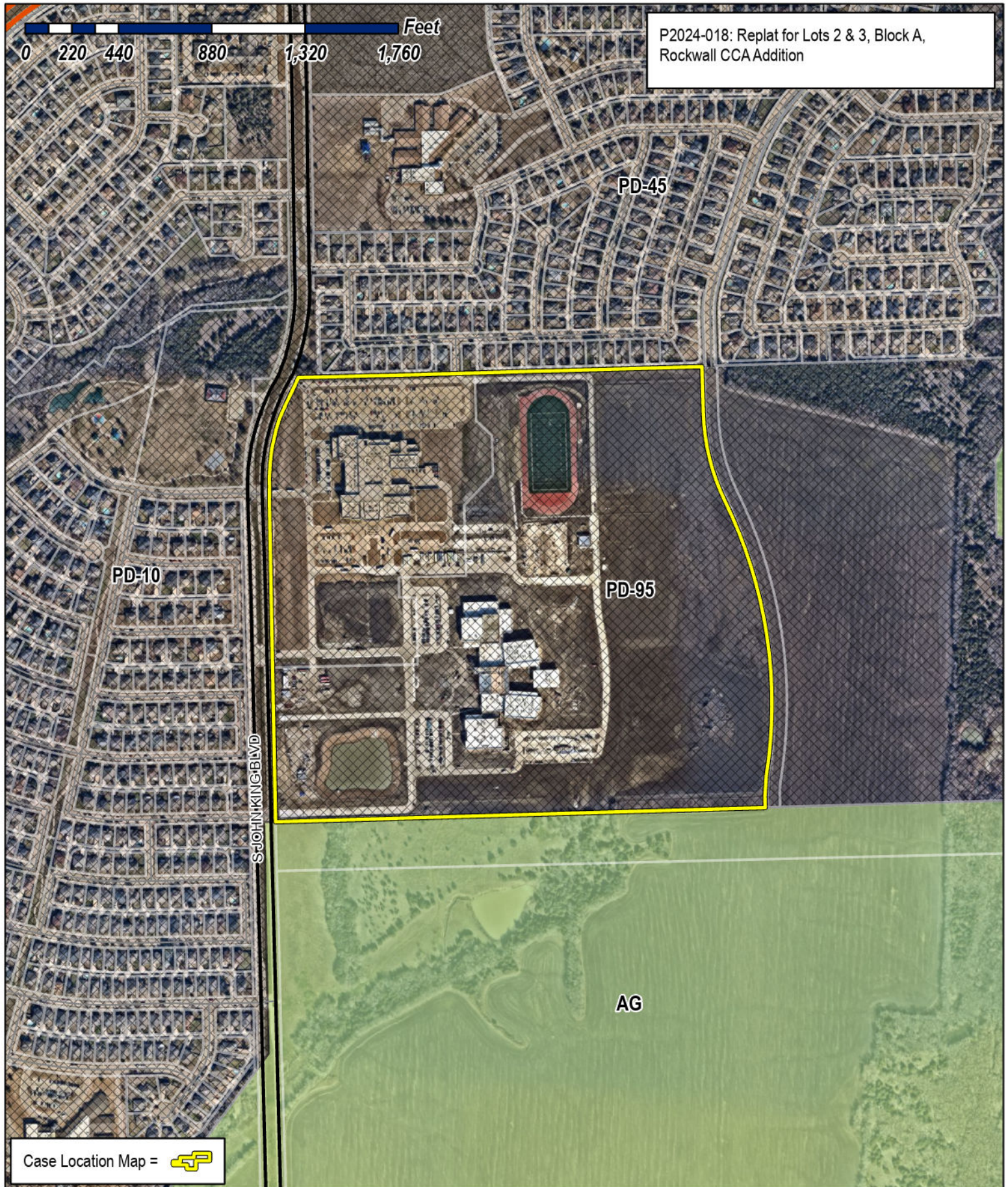
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1744 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF MAY, 2024. BY SIGNING THIS APPLICATION, 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 17 DAY OF MAY, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-018: Replat for Lots 2 & 3, Block A, Rockwall CCA Addition

0 220 440 880 1,320 1,760 Feet


PD-10

PD-45

PD-95

AG

S JOHN KING BLVD

Case Location Map = 

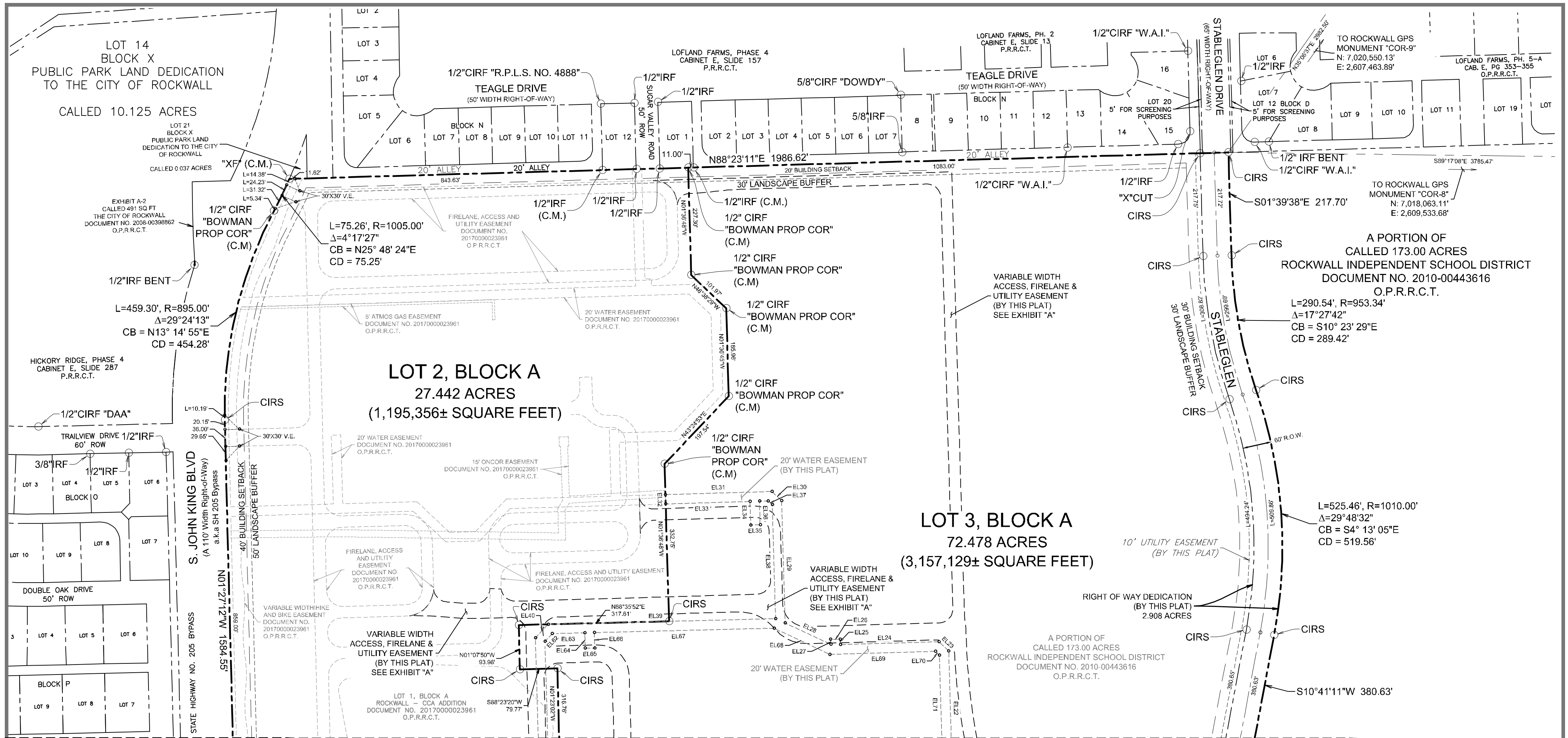


# City of Rockwall

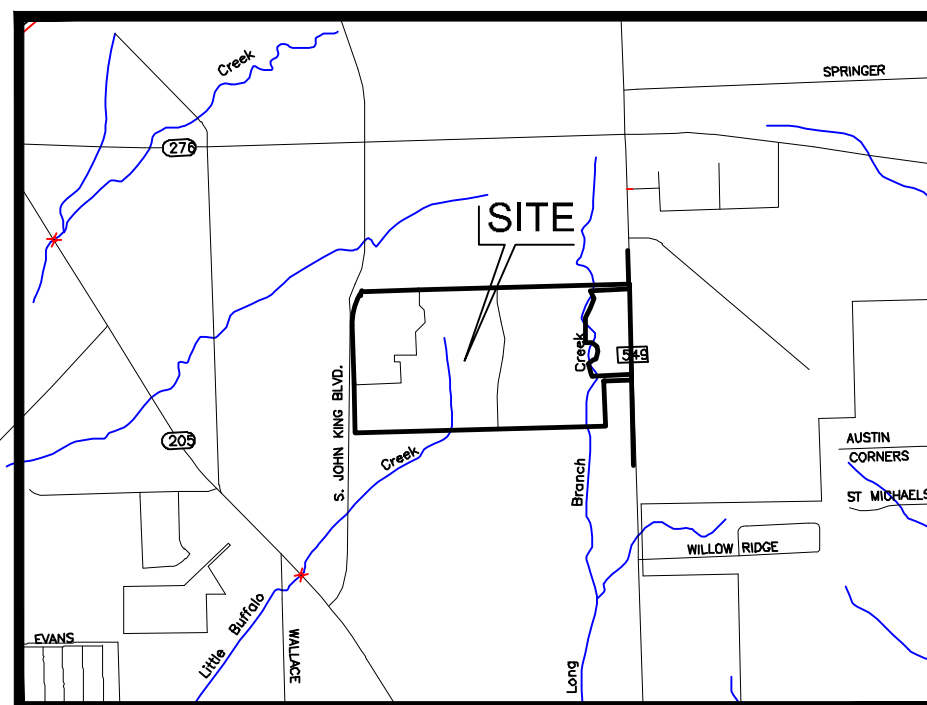
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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

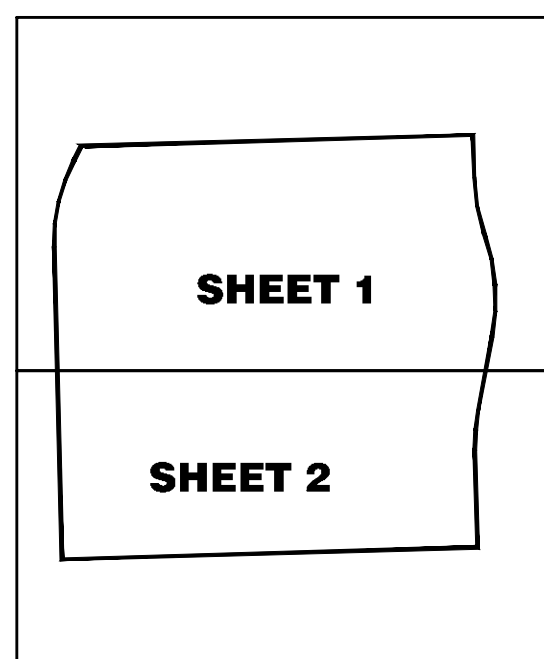




Match Line - See Sheet 2



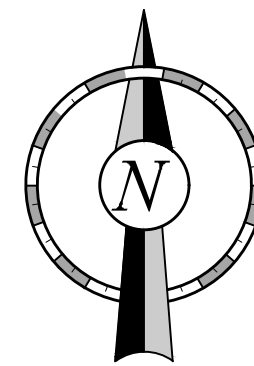
**LOCATION MAP**  
NOT TO SCALE



**SHEET KEY MAP**

**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



SCALE: 1" = 150'

**LEGEND**

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jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990

Bowman Job No.: 210146

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

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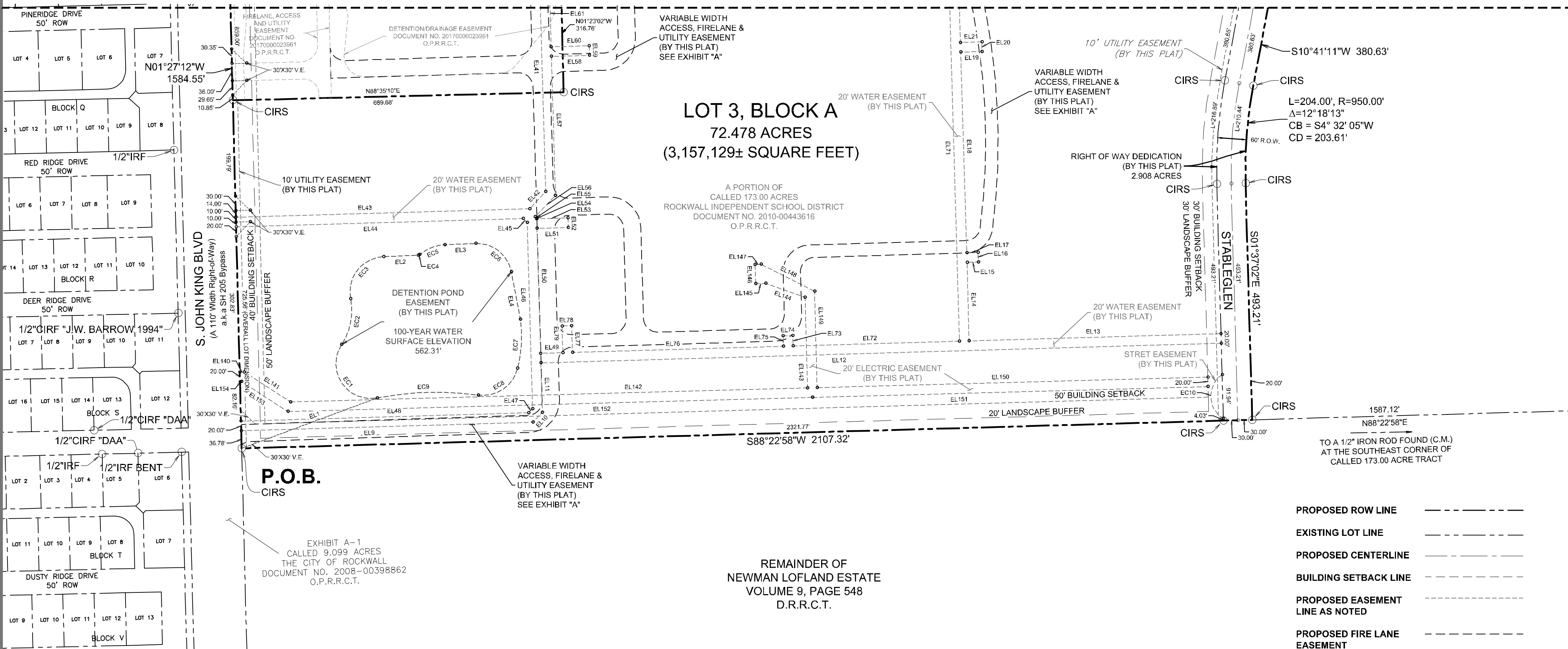
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Sheet: 1 of 5

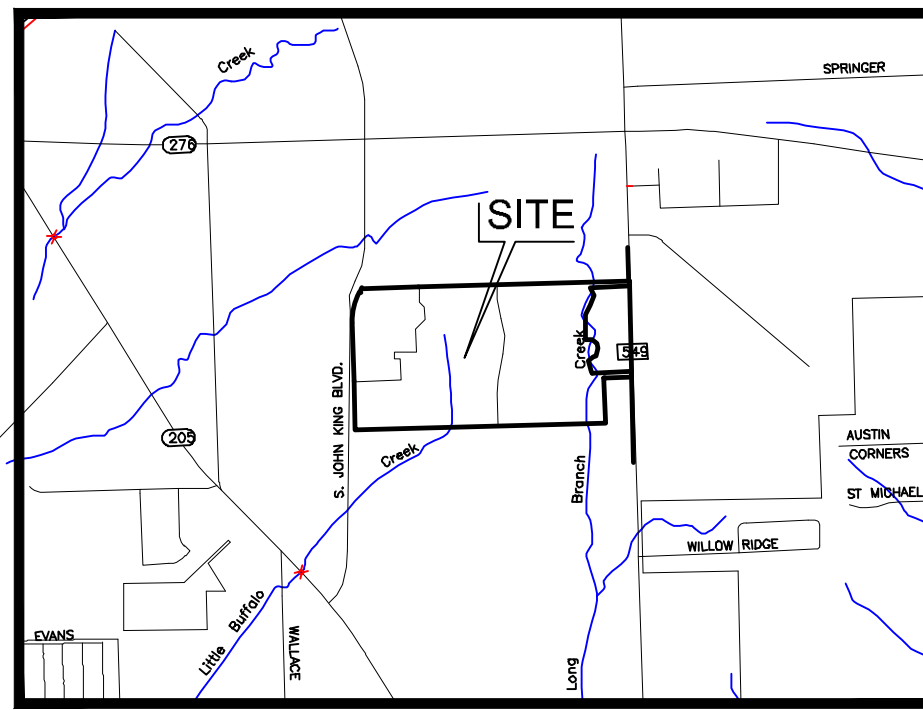
Drawn By: RAH

Case No:

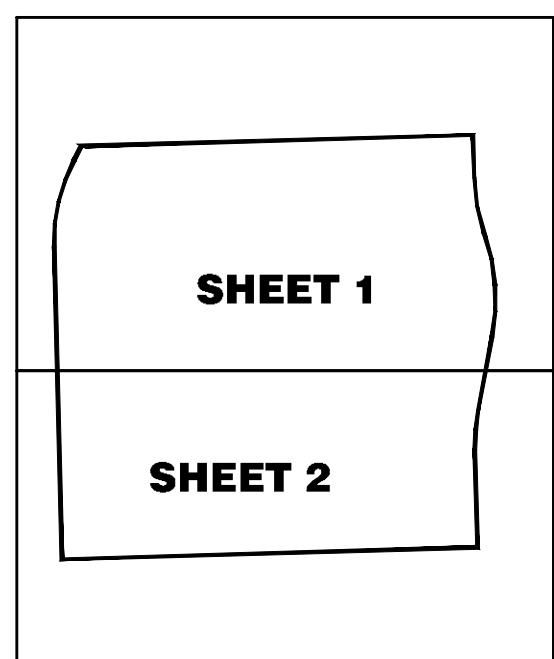
Match Line - See Sheet 1



PROPOSED ROW LINE	---
EXISTING LOT LINE	---
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BUILDING SETBACK LINE	---
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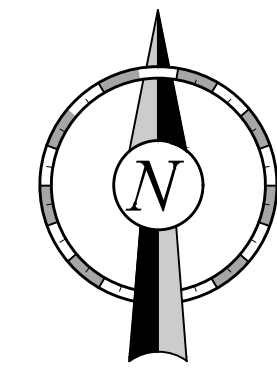
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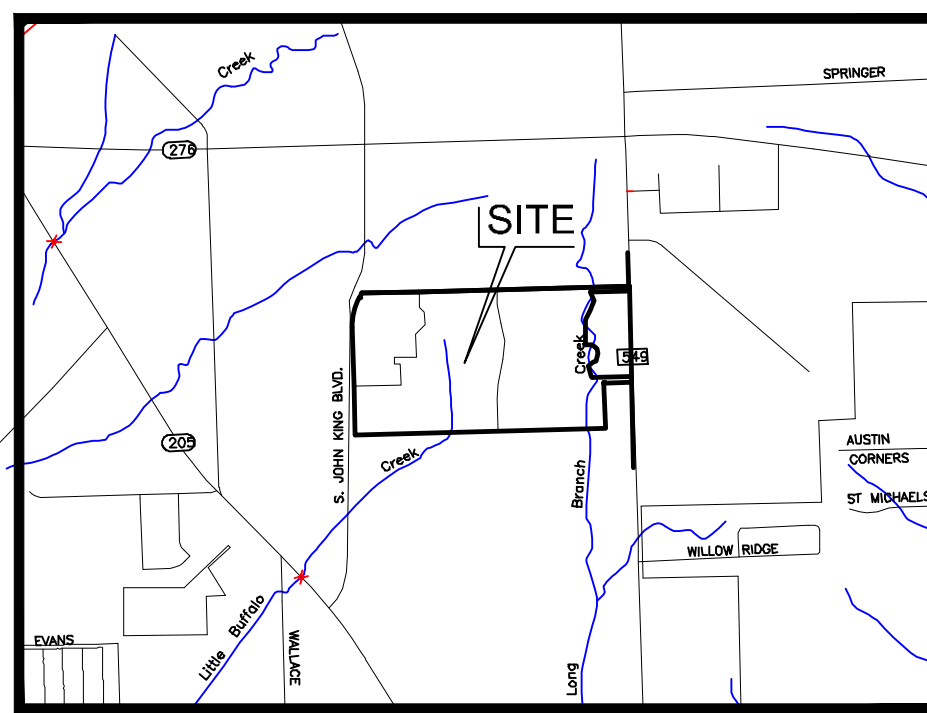
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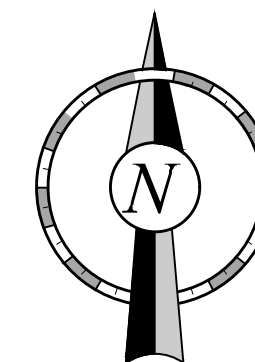
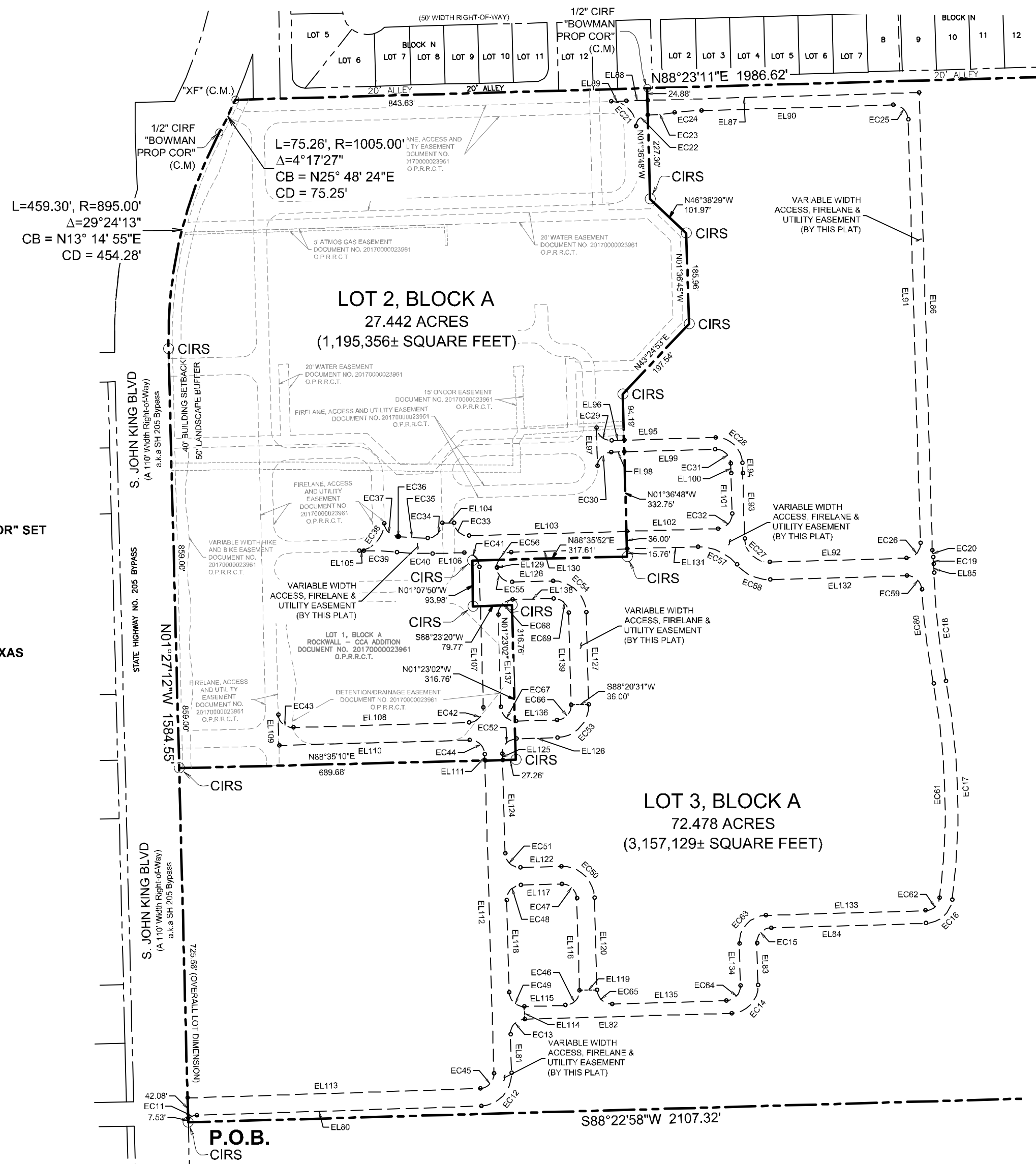


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**EXHIBIT "A"**



SCALE: 1" = 200'

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Sheet: 3 of 5

Drawn By: RAH

Case No:



PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 102.828 acre tract of land situated within the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and being a portion of a called 173.00 acre tract of land as described in the deed to Rockwall Independent School District recorded under Document No. 2010-00443616 of the Official Public Records of Rockwall County, Texas (hereafter referred to as the ISD Tract), and being all of Lot 1, Block A of the plat titled "Rockwall - CCA Addition" recorded under Document No. 2017000023961 of said Official Public Records. Said 102.828 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set (hereafter referred to as CIRS) at the southwest corner of said Lot 1, being on the east right of way line of S. John King Boulevard, a 110-foot right of way, as described in the deed to the City of Rockwall recorded under Document No. 2008-00398862 of said Official Public Records;

THENCE the following three (3) calls coincident with the east right of way line of said S. John King Boulevard:  
1. NORTH 01 degree 27 minutes 12 seconds WEST, 1,584.55 feet to a CIRS at the beginning of a tangent curve;  
2. northerly, coincident with said tangent curve, concave to the east, having a central angle of 29 degrees 24 minutes 13 seconds, a radius of 895.00 feet and a chord bearing and distance of NORTH 13 degrees 14 minutes 55 seconds EAST, 454.28 feet, an arc length of 459.30 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found (hereafter referred to as CIRF) at the beginning of a non-tangent curve;  
3. northerly, coincident with said non-tangent curve, concave to the west, having a central angle of 04 degrees 17 minutes 27 seconds, a radius of 1,005.00 feet and a chord bearing and distance of NORTH 25 degrees 48 minutes 24 seconds EAST, 75.25 feet, an arc length of 75.26 feet to a "X" cut set found at the northwest corner of said Lot 1;

THENCE NORTH 88 degrees 23 minutes 11 seconds EAST, 1,986.62 feet with the north line of said Lot 1 and the north line of said ISD Tract to a CIRS

THENCE the following six (6) calls through the interior of said ISD Tract:  
1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.70 feet to a CIRS for the beginning of a tangent curve;  
2. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 17 degrees 27 minutes 42 seconds, a radius of 953.34 feet and a chord bearing and distance of SOUTH 10 degrees 23 minutes 29 seconds EAST, 289.42 feet, an arc length of 290.54 feet to a CIRS for a point of reverse curve;  
3. southerly, coincident with said reverse curve, concave to the west, having a central angle of 29 degrees 48 minutes 32 seconds, a radius of 1,010.00 feet and a chord bearing and distance of SOUTH 04 degrees 13 minutes 05 seconds EAST, 519.56 feet, an arc length of 525.46 feet to a CIRS at the end of said curve;  
4. SOUTH 10 degree 41 minutes 11 seconds WEST, 380.63 feet to a CIRS set at the beginning of a tangent curve;  
5. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 12 degrees 18 minutes 13 seconds, a radius of 950.00 and a chord bearing and distance of SOUTH 4 degrees 32 minutes 05 seconds WEST, 203.61 feet, an arc length of 204.00 feet to a CIRS at the end of said curve;  
6. SOUTH 01 degree 37 minutes 02 seconds EAST, 493.21 feet to a CIRS set on the south line of said called 173.00 acre tract of land;

THENCE SOUTH 88 degrees 22 minutes 58 seconds WEST, 2,107.32 feet with the south line of said ISD Tract to the POINT OF BEGINNING containing 102.828 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 **REPLAT OF ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, 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 **ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, 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:

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

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

**Rockwall Independent School District**

Rockwall Independent School District - Dr. John Villarreal  
Superintendent

**STATE OF TEXAS COUNTY OF ROCKWALL**

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

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.  
Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990

**PLAT NOTES:**

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.

**GENERAL NOTES:**

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

**CERTIFICATE OF SURVEYOR**

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

I, THE UNDERSIGNED, A 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.

RELEASED FOR REVIEW PURPOSES ONLY. 2024-05  
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JONATHAN E. COOPER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR, NO. 5369  
JCOOPER@BOWMAN.COM  
DATE:

STATE OF TEXAS  
COUNTY OF DALLAS

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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024.

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

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Bowman**

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2805 Dallas Parkway, Suite 310      Phone: (972) 497-2990  
Plano, Texas 75093      www.bowman.com  
TBPELS #10120600

Sheet: 5 of 5      Drawn By: RAH      Case No:



May 17, 2024

Bethany Ross  
City of Rockwall  
Planning Department  
385 S. Goliad  
Rockwall, Texas 75087

Re: Rockwall Heath 9<sup>th</sup> Grade Center SOUTH – Replat

Dear Ms. Ross:

On behalf of Rockwall ISD, we are requesting that the approved Final Plat Rockwall CCA Addition Lots 2&3, Block A Case Number P2202-059 Filed and Recorded at Rockwall County of 6/30/2023 Document number 20230000010727 be vacated for the purposes of replatting the subject areas for the realignment of Stableglen.

If you have any questions or comments, please contact me.

Sincerely,

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

Tim Lyssy, RA  
Director of Project Planning and Construction





DATE: June 5, 2024

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

CC: Tim Lyssy  
1191 T.L. Townsend  
Rockwall, Texas 75087

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

SUBJECT: P2024-018; *Replat for Lots 2 & 3, Block A, Rockwall CCA Addition*

Robert:

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 June 3, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 28, 2024, Planning and Zoning Commission approved a motion to recommend approval of the Vacating Plat and Replat by a vote of 4-0, with Commissioners Hustings and Womble absent.

City Council

On June 3, 2024, the City Council approved a motion to approve the Vacating Plat and Replat by a vote of 6-0, with Council Member Campbell absent.

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 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$30.00 for the 1<sup>st</sup> 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 1<sup>st</sup> and December 31<sup>st</sup>, 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,

A handwritten signature in cursive script that reads "Bethany Ross".

Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department