

0 50 100 200 300 400 Feet

P2018-018 - LOT 2, BLOCK A, ROCKWALL SCHOOL ADDITION NO. 2
FINAL PLAT - LOCATION MAP = 

PD-41

SOUTHWESTERN

BEDFORD FALLS

SHEPARD'S HILL

WILLOW

SF-10

HIGHLAND

ASPEN

DRIFTWOOD

VAIL

HIGHVIEW

CARRIAGE

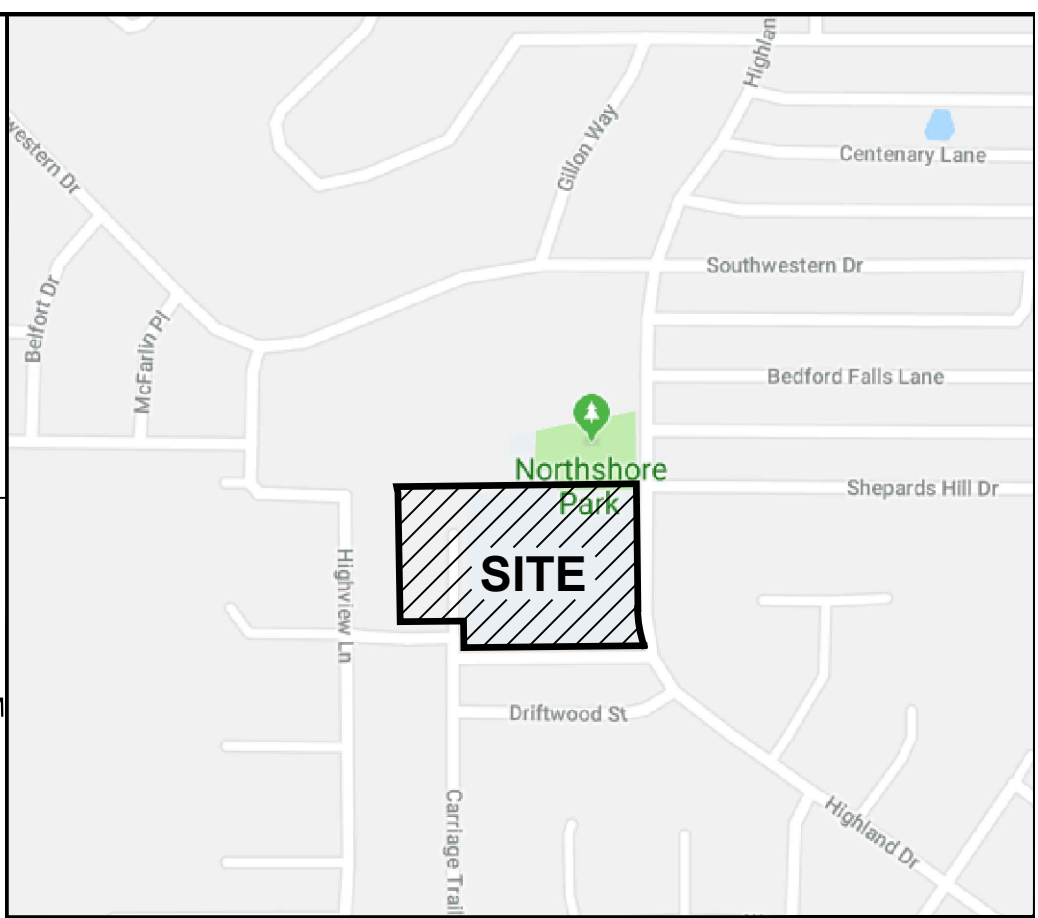
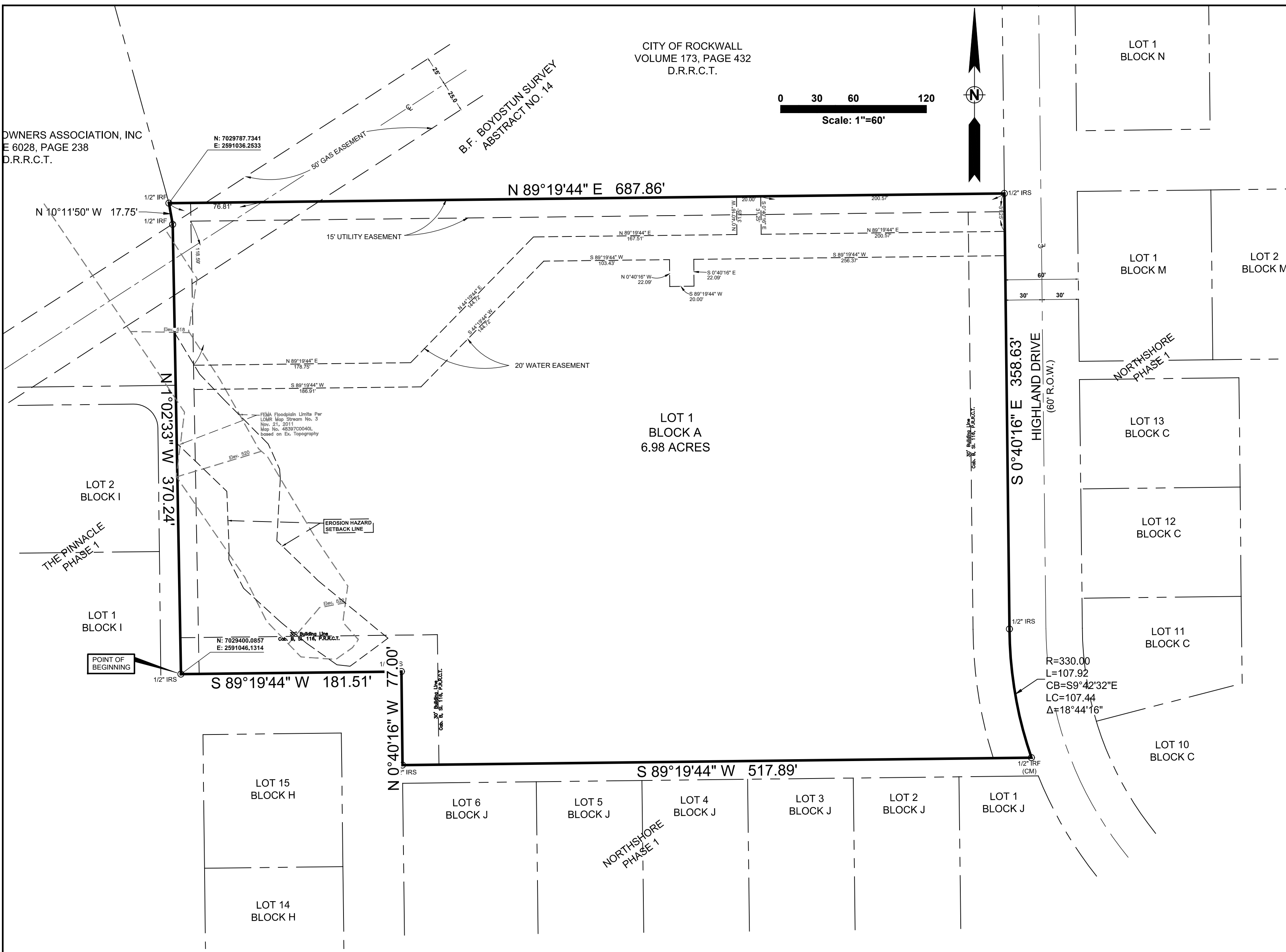


City of Rockwall

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

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LOCATION MAP
SCALE: NTS

GENERAL NOTES:

1. The purpose of this replat is to relocate easements required for the reconstruction of the school.
2. Basis of Bearing and Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

OWNER: ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0605	ENGINEER: GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.	SURVEYOR: SURVEY GROUP, LLC 400 SOUTH INDUSTRIAL BLVD. SUITE 219 EULESS, TEXAS 76048 TBPS NO. 101733-00 (817) 354-1445 (817) 354-1451 FAX CONTACT: RODNEY MARTINEZ
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REPLAT

ROCKWALL SCHOOL ADDITION NO. 2
LOT 1, BLOCK A

SITUATED IN
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14 AND
J.H.B. JONES SURVEY
ABSTRACT NO. 124 AND

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.98 ACRES

06-06-18 Sheet 1 of 2

STATE OF TEXAS

COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, The Rockwall Independent School District is the owner of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14 and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being that tract of land conveyed to Rockwall Independent School District by deed recorded in Volume 173, Page 435, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the most Westerly Northwest corner of Northshore, Phase One, an addition to the City of Rockwall;

THENCE: North 01°02' 23" West, a distance of 370.24 feet to an iron rod found for a corner;

THENCE: North 10°11'50" West, a distance of 17.75 feet to an iron rod found for a corner;

THENCE: North 89°19'44" East, a distance of 687.86 feet to an iron rod for a corner, said iron rod being the West line of Highland Drive;

THENCE: South 16°40'16" East along said West line of Highland Drive, a distance of 358.63 feet to an iron rod for a corner at the beginning of a circular curve to the left having a central angle of 18°44'16" with radius of 330.0 feet, a chord bearing of South 09°42'32" East and a chord distance of 107.44 feet;

THENCE: Along said curve with the West line of Highland Drive an arc distance of 107.44 feet to an iron found rod for a corner;

THENCE: South 89°19'44" West along the North line of 15.0' alley a distance of 517.89 feet to an iron rod for a corner in the East line of Carriage Trail;

THENCE: North 00°40'16" West along said East line of Carriage Trail a distance of 77.00 feet to an iron rod for a corner, said point being the Northeast corner of said Carriage Trail;

THENCE: South 89°19'44" West, a distance of 181.51 feet to the Point of Beginning and Containing 6.9828 Acres (304,169 Sq. Ft.) of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, LOT 1, BLOCK A, ROCKWALL SCHOOL NO. 2, 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 [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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.

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; We, 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

President, Board of Trustees

Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons 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 _____, 2018

GENERAL NOTES

General Notes:

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

William P. Price, Registered Public Surveyor No. 3047

STANDARD CITY SIGNATURE BLOCK

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 _____, 2018.

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 _____, 2018.

M

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning & Zoning City Engineer

OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
SURVEY GROUP, LLC
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX
CONTACT: RODNEY MARTINEZ

REPLAT

**ROCKWALL SCHOOL ADDITION NO. 2
LOT 1, BLOCK A**

SITUATED IN
B.F. BOYDSTON SURVEY
ABSTRACT NO. 14 AND
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.98 ACRES

06-06-18

Sheet 2 of 2

Glenn Engineering Corp.

105 Decker Court

Suite #910

Irving, Texas 75062

Parcel Inverse Report

Project Name: \\ROBERT-PC\Public2\Bob's
Projects\ROCKISD\Reinhardt\SURVEY\Reinhardt Replat.dwg

Report Date: 6/12/2018 11:38:07 AM

Client: Rockwall ISD

Project Description:

Prepared by: Survey
Group LLC

Parcel Property : 42		
Point whose Northing is 7029400.086 and whose Easting is 2591046.131		
	Bearing: N 1-2-32.788 W	Length: 226.165
Point whose Northing is 7029626.213 and whose Easting is 2591042.017		
	Bearing: N 1-2-32.788 W	Length: 8.008
Point whose Northing is 7029634.220 and whose Easting is 2591041.871		
	Bearing: N 1-2-32.788 W	Length: 6.813
Point whose Northing is 7029641.032 and whose Easting is 2591041.747		
	Bearing: N 1-2-32.788 W	Length: 14.110
Point whose Northing is 7029655.139 and whose Easting is 2591041.490		
	Bearing: N 1-2-32.788 W	Length: 115.144
Point whose Northing is 7029770.264 and whose Easting is 2591039.396		
	Bearing: N 10-11-49.788 W	Length: 17.750
Point whose Northing is 7029787.734 and whose Easting is 2591036.253		
	Bearing: N 89-19-44.212 E	Length: 687.860
Point whose Northing is 7029795.790 and whose Easting is 2591724.066		
	Bearing: S 0-40-15.788 E	Length: 358.630
Point whose Northing is 7029437.185 and whose Easting is 2591728.266		
	Curve	
	Direction P.C. to Radius:	N 89-39-36.249 E
	Radius Length:	330.000
	Delta:	18° 44' 15.86"
	Curve Length:	107.922
	Chord Length:	107.441
	Chord Direction:	S 9-42-31.680 E
	Direction Radius to P.T.:	S 70-55-20.392 W

Point whose Northing is 7029331.282 and whose Easting is 2591746.385		
	Bearing: S 89-19-44.212 W	Length: 517.890
Point whose Northing is 7029325.217 and whose Easting is 2591228.531		
	Bearing: N 0-40-15.788 W	Length: 77.000
Point whose Northing is 7029402.212 and whose Easting is 2591227.629		
	Bearing: S 89-19-44.212 W	Length: 181.510
Area		
	Square feet	304309.191