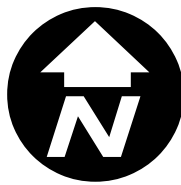
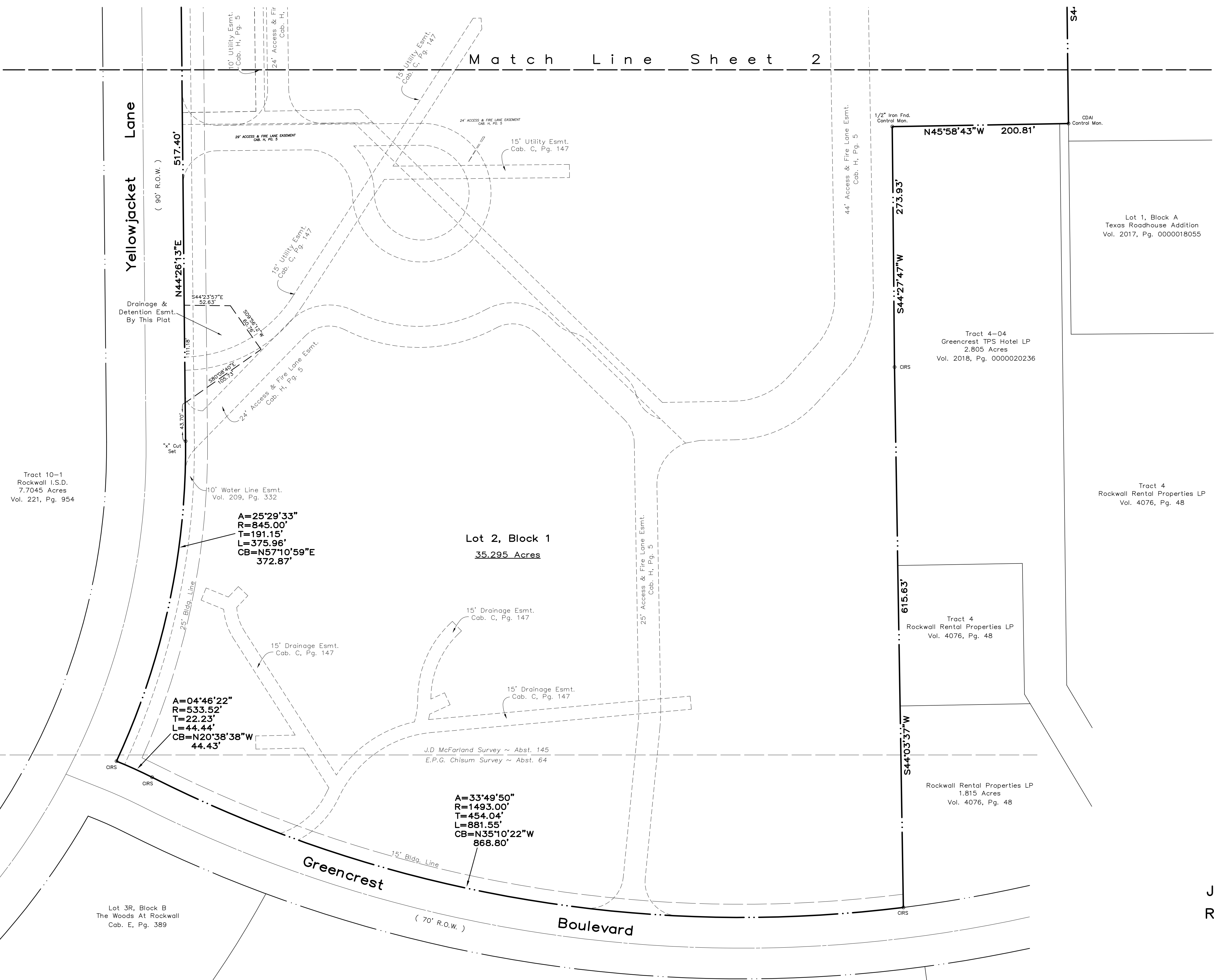


City of Rockwall

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

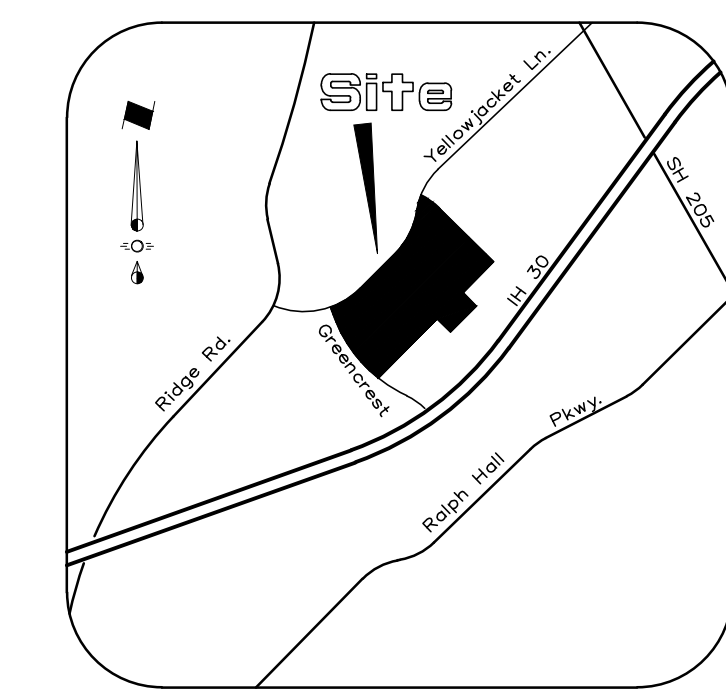
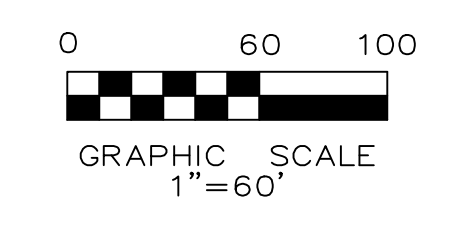
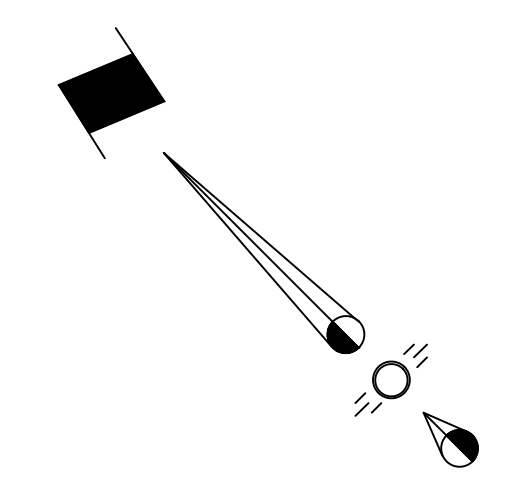
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





NOTE:
The easements shown are graphically located from the previous plats. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

Match Line Sheet 2



VICINITY MAP
NTS

LEGEND:
CRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"

SHEET 1 OF 3
FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
J.D. McFARLAND SURVEY ~ ABST. 145
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

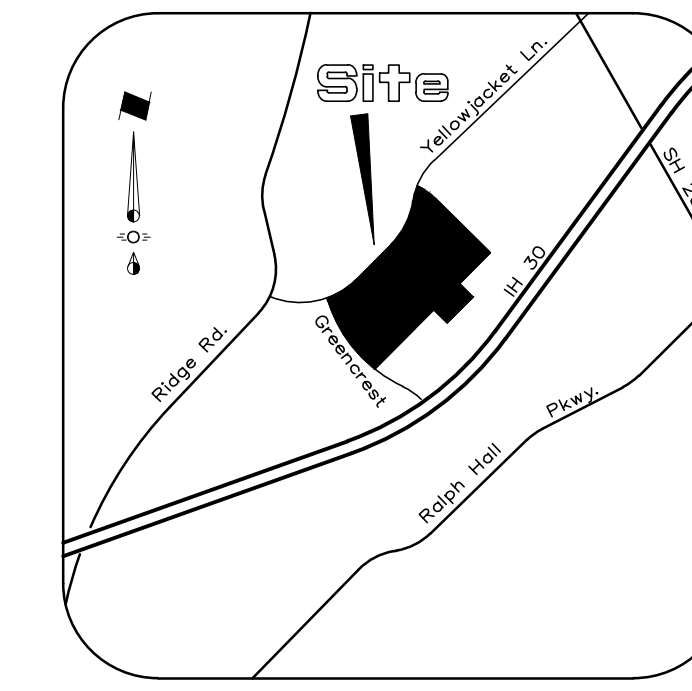
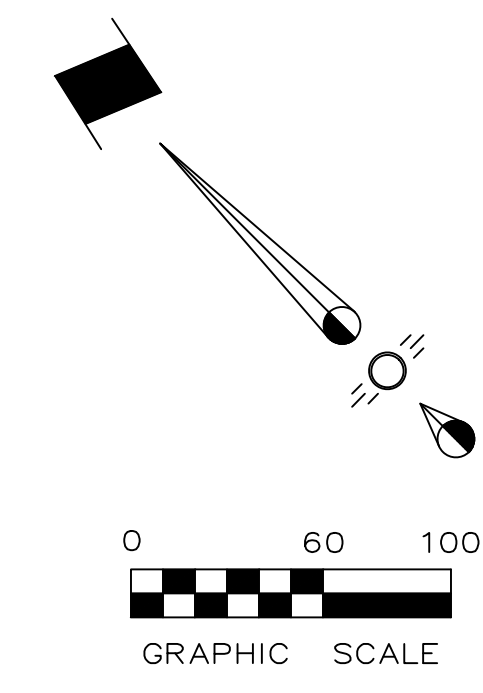
May 17, 2019

Case No. P2019-000

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

LEGEND:

CRS.....1/2" Iron Set With Yellow Plastic Cap Stamped "4613"



VICINITY MAP
NTS

A=17'07'09"
R=770.00'
T=115.90'
L=230.06'
CB=S54°32'40"E
229.21'

Lot 1, Block A
Rockwall Place Apartments
Cab. D, Pg. 53

Tract 16
Rockwall I.S.D.
6.056 Acres
Vol. 1648, Pg. 155

Point of Beginning

Kyle Drive
(60' R.O.W.)

S45°59'06"E 813.73'

A=14°38'12"
R=755.00'
T=96.96'
L=192.87'
CB=N17°30'09"E
192.35'

10' Water Line Esmt.
Vol. 209, Pg. 332

25' Access & Fire Lane Esmt.
Cab. H, Pg. 5

15' Drainage Esmt.
Cab. C, Pg. 147

15' Utility Esmt.
Cab. C, Pg. 147

25' Access & Fire Lane Esmt.
Cab. H, Pg. 5

20' Utility Esmt.
Cab. H, Pg. 5

1/2" Iron Set With Yellow Plastic Cap Stamped "4613" State Plane Coord. N=7018494.05 E=2595818.15

Lot 2, Block 1
Heritage BPG Addition
Cab. G, Pg. 205

Lot 2, Block 1
35.295 Acres

A=34°15'09"
R=845.00'
T=260.38'
L=505.16'
CB=N27°18'38"E
497.67'

Tract 10-1
Rockwall I.S.D.
7.7045 Acres
Vol. 221, Pg. 954

SHEET 2 OF 3
FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
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May 17, 2019

Case No. P2019-000

NOTE:
The easements shown are graphically located from the previous plots. The plat recorded in Cabinet C, Page 147 was unreadable, and the plat recorded in Cabinet H, Page 5, had a portion of the line table missing.

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

Match Line Sheet 1

Lane

1/40'

24' ACCESS & FIRE LANE EASEMENT
Cab. H, Pg. 5

15' Utility Esmt.
Cab. C, Pg. 147

24' ACCESS & FIRE LANE EASEMENT
Cab. H, Pg. 5

15' Utility Esmt.
Cab. C, Pg. 147

1/2" Iron Set
9-5

1/2" Iron Fnd.
Control Mon.

N45°58'43"W 200.81'

390.29'
S44°17'14"W
Lot 1, Block 1
Rockwall-Fine Addition

S44°11'14"W 463.62'

S45°26'13"E 200.00'

CDAL
Control Mon.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the E.P.G. Chisum Survey, Abstract No. 64, and the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being all of Rockwall High School Addition, Lot 2, Block 1, as recorded in Cabinet H, Page Page 5, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the intersection of the southeasterly line of Yellowjacket Lane (a 90' R.O.W.) with the southwesterly line of Kyle Drive (a 60' R.O.W.) said point being the beginning of a curve to the right having a central angle of 17°07'09", a radius of 770.00 feet, a tangent length of 115.90 feet, and a chord bearing S54°32'40"E, 229.21 feet;

THENCE in a southeasterly direction along said curve to the right, and with the southwesterly line of Kyle Drive, an arc distance of 230.06 feet to a capped iron found stamped "CLO" for corner and the end of said curve;

THENCE S45°59'06"E, with the southwesterly line of Kyle Drive, a distance of 813.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, said point being the northwest corner of Lot 2, Block 1, Heritage BPG Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 205, Plat Records of Rockwall County, Texas;

THENCE S44°11'14"W, leaving Kyle Drive, a distance of 463.62 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a capped iron rod stamped "HALFF" bears N34°53'08"W, 0.44';

THENCE S45°26'13"E, a distance of 200.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N27°44'49"W, 0.25';

THENCE S44°17'14"W, a distance of 390.29 feet to a capped iron found stamped "CDAI" for corner;

THENCE N45°58'43"W, a distance of 200.81 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°27'47"W, a distance of 273.93 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S44°03'37"W, a distance of 615.63 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod stamped "DAI" bears N40°59'38"E, 0.31', said corner being in the northeasterly line of Greencrest Boulevard (a 70' R.O.W.), said point being the beginning of a non-tangent curve to the right having a central angle of 33°49'50", a radius of 1493.00 feet, a tangent length of 454.04 feet, and a chord bearing N35°10'22"W, 868.80 feet;

THENCE in a northwesterly direction along said curve to the right, and with the northeasterly line of Greencrest Boulevard, an arc distance of 881.55 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N40°59'38"E, 0.31', said corner being the beginning of a reverse curve to the left having a central angle of 04°46'22", a radius of 533.52 feet, a tangent length of 22.23 feet, and a chord bearing N20°38'38"W, 44.43 feet;

THENCE in a northwesterly direction along said curve to the left, and with the northeasterly line of Greencrest Boulevard, an arc distance of 44.44 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N66°47'39"E, 2.95', said corner being the end of said curve, and being in the aforementioned southeasterly line of Yellowjacket Lane and the beginning of a non-tangent curve to the left having a central angle of 25°29'33", a radius of 845.00 feet, a tangent length of 191.15 feet, and a chord bearing N57°10'59"E, 372.87 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 375.96 feet to an "x" cut set for corner and the end of said curve;

THENCE N44°26'13"E, with the southeasterly line of Yellowjacket Lane, a distance of 517.40 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner, from which a 1/2" iron rod bears N72°41'18"W, 2.03 feet, said corner being the beginning of a curve to the left having a central angle of 34°15'09", a radius of 845.00 feet, a tangent length of 260.38 feet, and a chord bearing N27°18'38"E, 497.67 feet;

THENCE in a northeasterly direction along said curve to the left, and with the southeasterly line of Yellowjacket Lane, an arc distance of 505.16 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner and the beginning of a reverse curve to the right having a central angle of 14°38'12" a radius of 755.00 feet, a tangent length of 96.96 feet, and a chord bearing N17°30'09"E, 192.35 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeasterly line of Yellowjacket Lane, an arc distance of 192.87 feet to the POINT OF BEGINNING and CONTAINING 1,537,462 square feet, or 35.295 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).

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.

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 2, Block 1, Rockwall High School Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

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:

- 1. No buildings shall be constructed upon, over or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.
7. 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 the prevailing private commercial rates, or have been 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.

We further acknowledge that the dedications and/or exactions 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 We may have as a result of the dedication of exactions made herein.

Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2019.

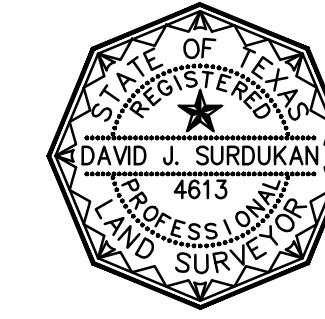
Notary Public in and for the State of Texas

PURPOSE OF REPLAT:
To dedicate a drainage & detention easement.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

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 _____, 2019

Mayor, City of Rockwall City Secretary City Engineer

SHEET 3 OF 3
FINAL PLAT

ROCKWALL HIGH SCHOOL ADDITION

LOT 2, BLOCK 1

Being A Replat Of
Rockwall High School Addition, Lot 2, Block 1
Recorded In Cabinet H, Page 5, P.R.R.C.T.

35.295 Acres Situated In The
E.P.G. CHISUM SURVEY ~ ABST. 64
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ROCKWALL, ROCKWALL COUNTY, TEXAS

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May 17, 2019

Case No. P2019-000

CLOSURE SHEET ROCKWALL HIGH SCHOOL

Map Check Thursday, May 16, 2019

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1	7019192.43	2595046.24	Plat
CURVE	A=230.06 DELTA=17°07'09"			T=115.90	EXT=8.67	
1-3	S 54°32'40" E	229.21	3	7019059.47	2595232.95	Plat
RADIUS POINT		770.00	2	7018505.72	2594697.92	Plat
3-4	S 45°59'06" E	813.73	4	7018494.05	2595818.15	Plat
4-5	S 44°11'14" W	463.62	5	7018161.61	2595495.00	Plat
5-6	S 45°26'13" E	200.00	6	7018021.27	2595637.50	Plat
6-7	S 44°17'14" W	390.29	7	7017741.88	2595364.97	Plat
7-8	N 45°58'43" W	200.81	8	7017881.43	2595220.57	Plat
8-9	S 44°27'47" W	273.93	9	7017685.93	2595028.70	Plat
9-10	S 44°03'37" W	615.63	10	7017243.53	2594600.58	Plat
CURVE	A=881.55 DELTA=33°49'50"			T=454.04	EXT=67.51	
10-12	N 35°10'22" W	868.80	12	7017953.70	2594100.11	Plat
RADIUS POINT		1493.00	11	7018421.44	2595517.96	Plat
12-13	N 20°38'38" W	44.43	13	7017995.28	2594084.45	Plat
CURVE	A=375.96 DELTA=25°29'33"			T=191.15	EXT=21.35	
13-15	N 57°10'59" E	372.87	15	7018197.36	2594397.81	Plat
RADIUS POINT		845.00	14	7018788.96	2593794.46	Plat
15-16	N 44°26'13" E	517.40	16	7018566.79	2594760.06	Plat
CURVE	A=505.16 DELTA=34°15'09"			T=260.38	EXT=39.21	
16-18	N 27°18'38" E	497.67	18	7019008.99	2594988.40	Plat
RADIUS POINT		845.00	17	7019158.40	2594156.71	Plat
CURVE	A=192.87 DELTA=14°38'12"			T=96.96	EXT=6.20	
18-20	N 17°30'09" E	192.35	20	7019192.43	2595046.24	Plat
RADIUS POINT		755.00	19	7018875.49	2595731.50	Plat

Closure error distance > 0.007 Error Bearing > N 90°00'00" E

Closure Precision > 1 in 866278.9 Total Distance Traversed > 5705.45

1537462 Sq. Feet or 35.295 Acres