



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: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹ - *INTERLOCAL AGREEMENT*

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: *950 TL TOWNSEND DRIVE*

Subdivision: *ROCKWALL CORRECTIONAL ADDITION* Lot: *1* Block: *A*

General Location: *SW CORNER OF TL TOWNSEND DR & UNION PACIFIC RAILROAD*

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: *COMMERCIAL/LIGHT INDUSTRIAL* Current Use: *COUNTY JAIL*

Proposed Zoning: *SAME* Proposed Use: *COUNTY JAIL*

Acreage: *13.36 Ac* Lots [Current]: *Lot 1, block 1* Lots [Proposed]: *Lot 1 Block A*

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner: <i>ROCKWALL COUNTY</i>	<input type="checkbox"/> Applicant: <i>KIMLEY-HORN & ASSOC.</i>
Contact Person: <i>DENNIS BAILEY</i>	Contact Person: <i>CHRIS FERGUSSON P.E.</i>
Address: <i>101 EAST RUSK, SUITE 202</i>	Address: <i>13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700</i>
City, State & Zip: <i>ROCKWALL, TX 75087</i>	City, State & Zip: <i>DALLAS, TX 75240</i>
Phone: <i>972-204-6030</i>	Phone: <i>972-770-1338</i>
E-Mail: <i>dbailey@rockwallcountytx.com</i>	E-Mail: <i>chris.fergusson@kimley-horn.com</i>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared *Dennis Bailey* [Owner] the undersigned, who stated the information on this application to be true and certified the following:

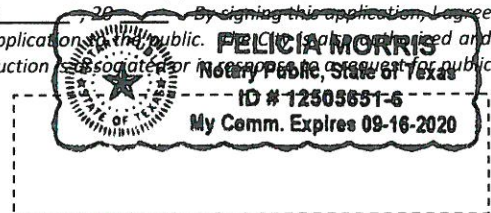
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the *19* day of *June*, 20*20*. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. *[Signature]* Notary Public, State of Texas

Given under my hand and seal of office on this the *19* day of *June*, 20*20*.

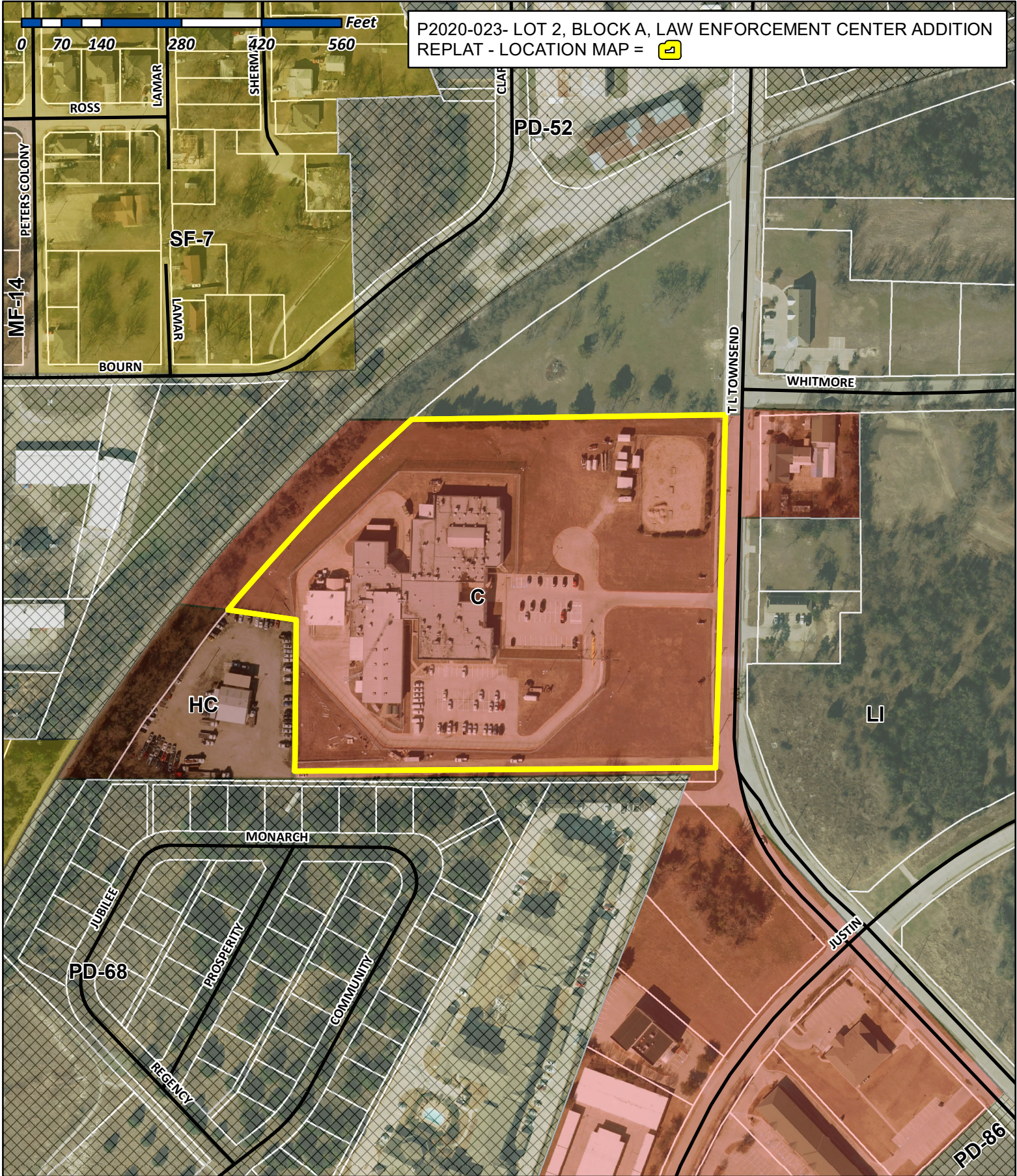
Owner's Signature

[Signature]

Notary Public in and for the State of Texas



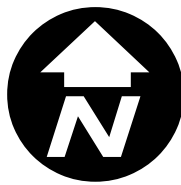
My Commission Expires *9-16-2020*



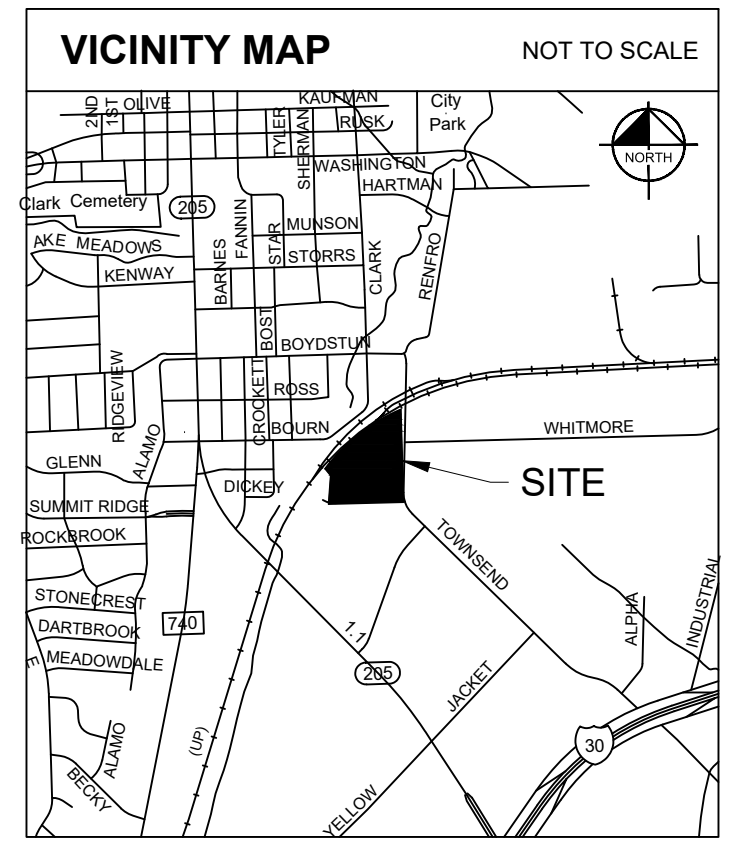
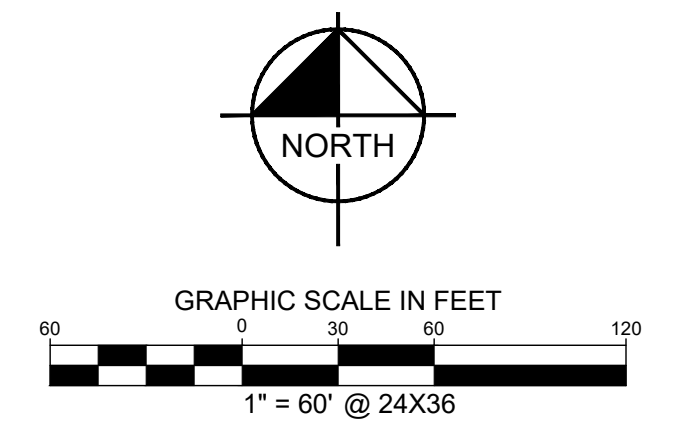
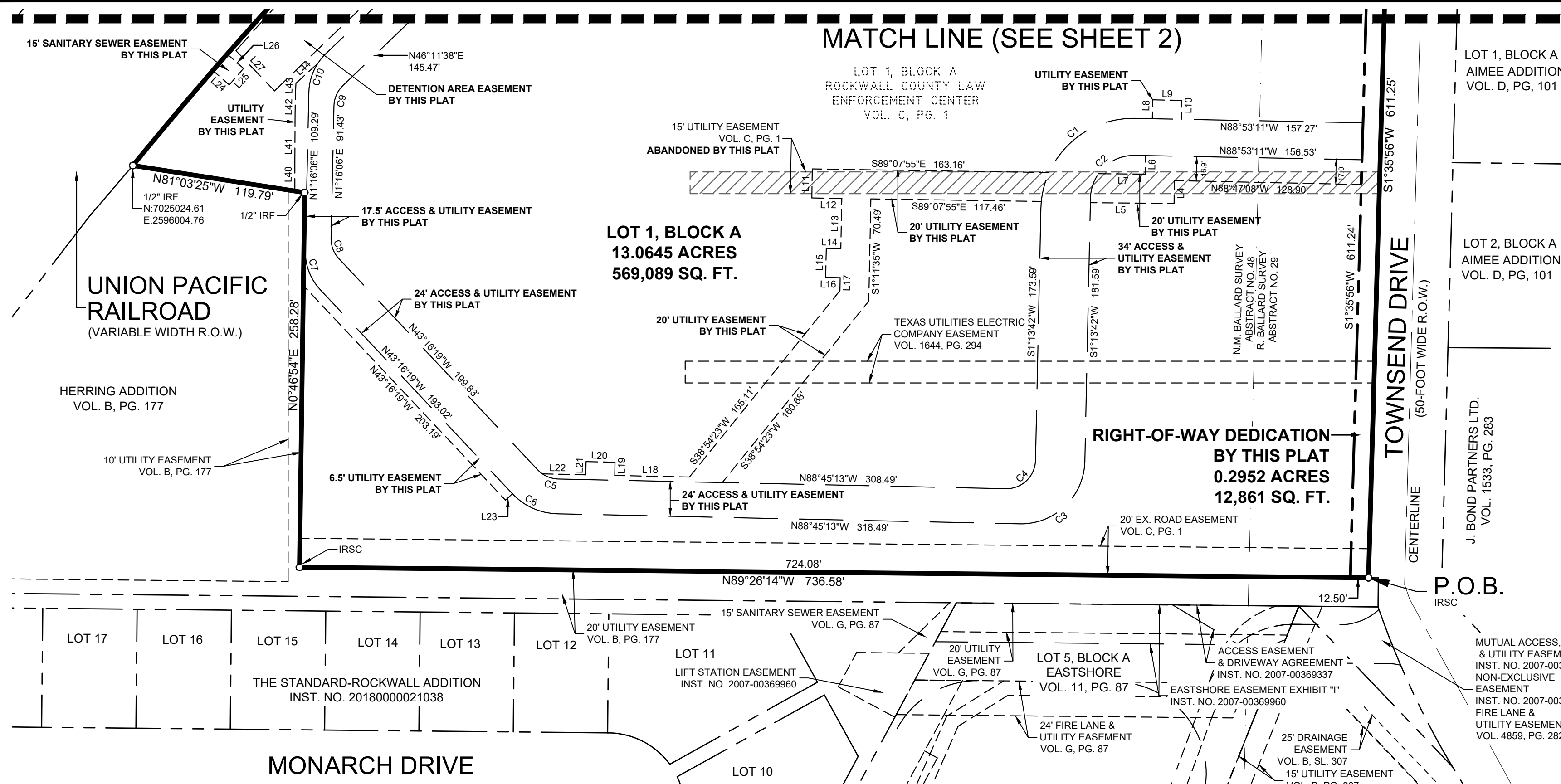
City of Rockwall

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.



MATCH LINE (SEE SHEET 2)



LEGEND:
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 XS = "X" CUT IN CONCRETE SET
 XF = "X" CUT IN CONCRETE FOUND
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

- 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.
 - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 - The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 - The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
 - Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
 - All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°24'04"W	11.32'	L24	S48°49'04"E	15.00'
L2	S01°35'56"W	20.00'	L25	N41°10'56"E	15.00'
L3	S88°24'04"E	11.32'	L26	N48°49'04"W	15.02'
L4	S00°20'59"W	15.73'	L27	S43°48'22"E	38.37'
L5	N89°31'37"W	57.71'	L28	N01°06'11"E	16.29'
L6	S00°20'59"W	12.79'	L29	S43°47'06"E	3.58'
L7	N89°31'37"W	32.26'	L30	S88°59'47"E	37.79'
L8	N01°16'41"E	12.99'	L31	N01°00'13"E	20.00'
L9	S88°43'19"E	20.00'	L32	N88°59'47"W	27.56'
L10	S01°16'41"W	12.99'	L33	N01°06'11"E	38.22'
L11	N00°53'49"E	20.00'	L34	N01°06'11"E	38.22'
L12	S89°07'55"E	20.68'	L35	N34°59'06"W	10.16'
L13	S01°11'35"W	34.77'	L36	N55°00'54"E	20.00'
L14	N88°48'25"W	10.00'	L37	S34°59'06"E	10.16'
L15	S01°11'35"W	20.00'	L38	N65°14'13"W	28.03'
L16	S88°48'25"E	10.00'	L39	S88°59'47"E	44.29'
L17	S01°11'35"W	8.89'	L40	N00°02'47"E	20.87'
L18	N88°45'13"W	51.47'	L41	N00°15'00"E	32.65'
L19	S01°14'47"W	9.10'	L42	N01°15'28"E	15.27'
L20	S88°45'13"E	20.00'	L43	N02°39'59"E	5.49'
L21	N01°14'47"E	9.10'	L44	N47°48'00"E	20.30'
L22	N88°45'13"W	29.88'			
L23	S46°43'41"W	6.50'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°53'07"	63.50'	99.62'	S46°10'16"W	89.71'
C2	89°53'07"	30.00'	47.06'	S46°10'16"W	42.38'
C3	90°01'05"	44.00'	69.13'	N46°14'15"E	62.24'
C4	90°01'05"	20.00'	31.42'	N46°14'15"E	28.29'
C5	45°28'54"	20.00'	15.88'	S66°00'46"E	15.46'
C6	45°28'54"	44.00'	34.93'	S66°00'46"E	34.02'
C7	44°32'25"	38.00'	29.54'	S21°00'06"E	28.80'
C8	44°32'25"	20.00'	15.55'	S21°00'06"E	15.16'
C9	44°21'07"	20.00'	15.48'	S24°01'04"W	15.10'
C10	44°55'31"	38.00'	29.80'	S23°43'52"W	29.04'
C11	132°50'53"	20.50'	47.53'	N65°19'15"W	37.58'
C12	45°06'43"	44.00'	34.64'	N23°39'33"E	33.76'
C13	45°06'43"	20.00'	15.75'	N23°39'33"E	15.34'
C14	49°43'42"	44.00'	38.19'	S25°58'02"W	37.00'
C15	49°43'42"	20.00'	17.36'	S25°58'02"W	16.82'
C16	4°11'01"	1000.00'	73.02'	S52°55'24"W	73.00'
C17	4°11'01"	1024.00'	74.77'	S52°55'24"W	74.75'
C18	36°08'05"	44.00'	27.75'	S73°04'57"W	27.29'
C19	36°08'05"	20.00'	12.61'	S73°04'57"W	12.41'
C20	21°48'41"	25.00'	9.52'	N80°14'39"E	9.46'
C21	17°17'03"	25.00'	7.54'	N80°12'29"W	7.51'
C22	49°17'16"	30.00'	25.81'	S66°21'35"W	25.02'
C23	49°17'16"	16.00'	13.76'	N66°21'35"E	13.34'
C24	143°58'32"	16.00'	40.21'	S17°00'31"E	30.43'

REPLAT
ROCKWALL CORRECTIONAL ADDITION
LOT 1, BLOCK A
13.3597 ACRES
 N.M. BALLARD SURVEY, ABSTRACT NO. 48
 R. BALLARD SURVEY, ABSTRACT NO. 29
 B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. 2020-_____

Kimley»Horn

13455 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	1 OF 3

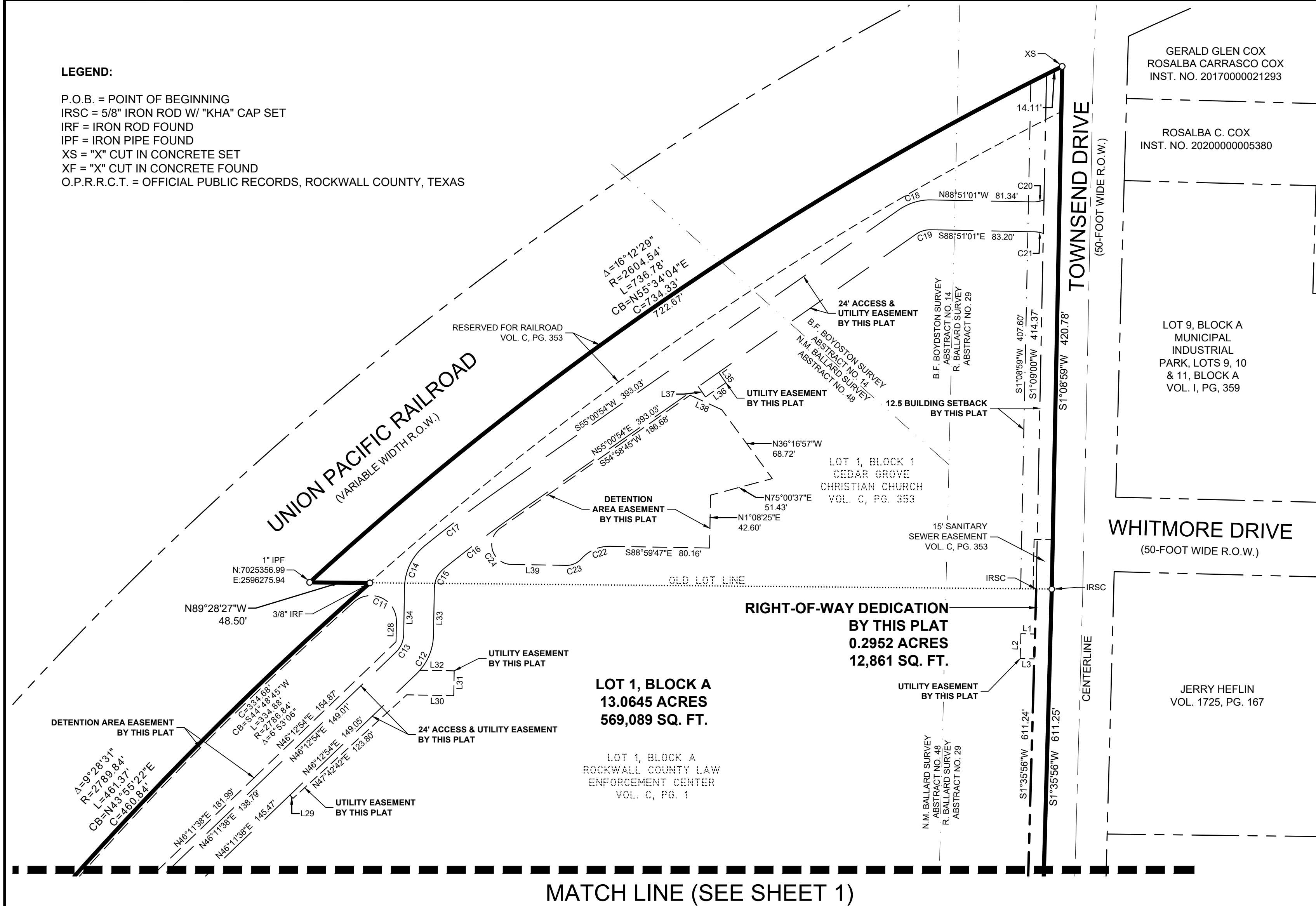
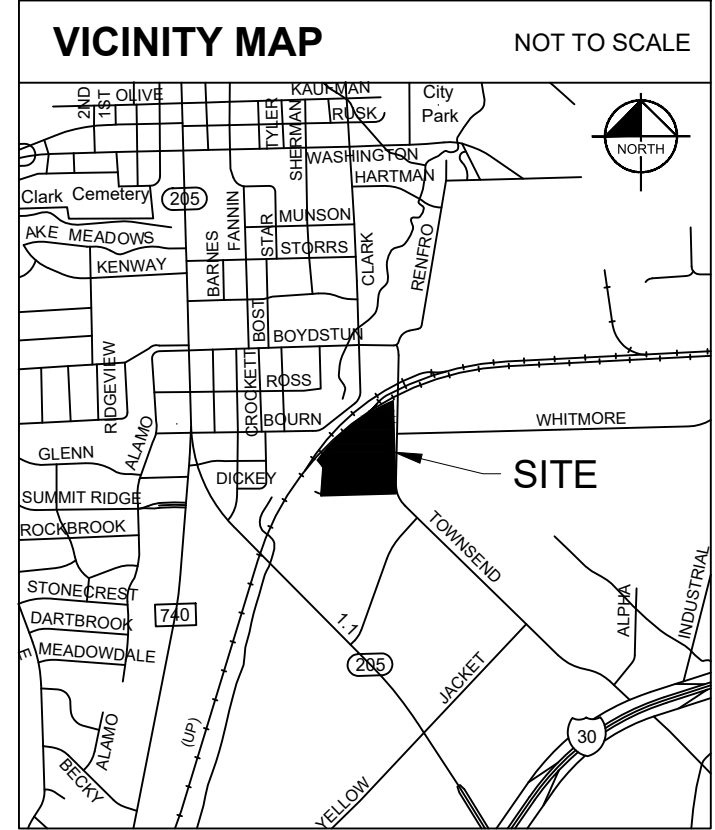
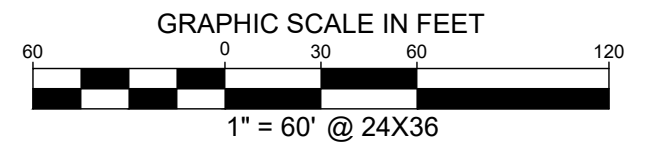
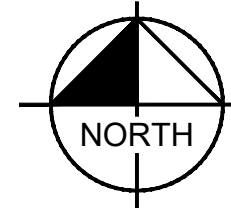
OWNER/APPLICANT:
 ROCKWALL COUNTY
 101 E RUSK, SUITE 202
 ROCKWALL, TEXAS 75087
 PHONE: 772-204-6000
 CONTACT: DENNIS BAILEY

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 CONTACT: CHRIS FERGUSSON, P.E.

6/19/2020 8:49 AM C:\PLOT\PROJECT\ROCKWALL CORRECTIONAL IMPROVEMENT\DWG\064510401 ROCKWALL CORRECTIONAL FP.DWG PLOTTED BY: CLIDE, MITCHELL

LEGEND:

P.O.B. = POINT OF BEGINNING
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 7. See sheet 1 for line and curve table.

REPLAT
ROCKWALL CORRECTIONAL ADDITION
LOT 1, BLOCK A
13.3597 ACRES
 N.M. BALLARD SURVEY, ABSTRACT NO. 48
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Scale 1" = 60'	Drawn by SRD/MTC	Checked by JAD	Date JUNE 2020	Project No. 064510401	Sheet No. 2 OF 3
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OWNER/APPLICANT:
 ROCKWALL COUNTY
 101 E RUSK, SUITE 202
 ROCKWALL, TEXAS 75087
 PHONE: 772-204-6000
 CONTACT: DENNIS BAILEY

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA
 OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 CONTACT: CHRIS FERGUSSON, P.E.

DWG NAME: \\DALFP01\DATA\PROJECT\DAL_SURVEY\064510401 ROCKWALL CORRECTIONAL IMPROVEMENT\DWG064510401 ROCKWALL CORRECTIONAL_ADDITION_PP.DWG PLOTTED BY: CUDE, MITCHELL 6/19/2020 8:57 AM LAST SAVED: 6/19/2020 8:49 AM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Rockwall Correctional 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, watercourses, 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 Correctional Addition** 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 within the drainage and detention easements.

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

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.

By: ROCKWALL COUNTY

Dennis Bailey, County Commissioner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dennis Bailey, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

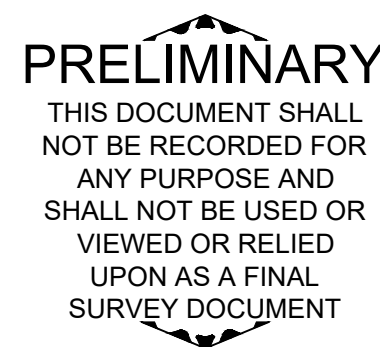
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2020.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS, ROCKWALL COUNTY, is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, the R. Ballard Survey, Abstract No. 29 and the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1, Cedar Grove Christian Church, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 353, Plat Records of Rockwall County, Texas and being all of Lot 1, Block A, Rockwall County Law Enforcement Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 1, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod w/ "KHA" cap set in the west right-of-way line of Townsend Drive (a 50-foot wide right-of-way) at the southeast corner of said Lot 1, Block A and at the easternmost northeast corner of Herring Addition, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume B, Page 177, Plat Records of Rockwall County, Texas;

THENCE departing said west right-of-way line and with the north line of said Herring Addition, North 89°26'14" West, a distance of 736.58 feet to a 5/8" iron rod w/ "KHA" cap set for corner at an interior corner of said Herring Addition;

THENCE with the east line of said Herring Addition, North 0°46'54" East, a distance of 258.28 feet to a 1/2" iron rod found at the northeast corner of said Herring Addition;

THENCE with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 1/2" iron rod found in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet;

THENCE with said southeast right-of-way line, the following courses and distances:
In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 3/8" iron rod found in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;
North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

THENCE with said west right-of-way line, the following courses and distances:
South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;
South 1°35'56" West, a distance of 611.25 feet to the **POINT OF BEGINNING** and containing 13.3597 acres or 581,950 square feet of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

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 th City of Rockwall on the _____ day of _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall

City Secretary

City Engineer

**REPLAT
ROCKWALL CORRECTIONAL ADDITION
LOT 1, BLOCK A
13.3597 ACRES
N.M. BALLARD SURVEY, ABSTRACT NO. 48
R. BALLARD SURVEY, ABSTRACT NO. 29
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. 2020-_____**



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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