



# 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	2850 FM 1141, Rockwall, Texas 75098				
SUBDIVISION	Rockwall ISD Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Northwest corner of Quail Run Road and FM 1141				

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

CURRENT ZONING	PD for NS Uses	CURRENT USE	Public School		
PROPOSED ZONING		PROPOSED USE			
ACREAGE	69.539 acres	LOTS [CURRENT]	1 & 2	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]

<input checked="" type="checkbox"/> OWNER	Rockwall Independent School District	<input type="checkbox"/> APPLICANT	Glenn Engineering Corporation
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive, Ste 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.717.5151
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

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

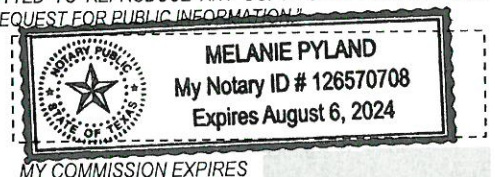
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,690.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE NINTH DAY OF DECEMBER, 2022. BY SIGNING THIS 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 8th DAY OF December, 2022

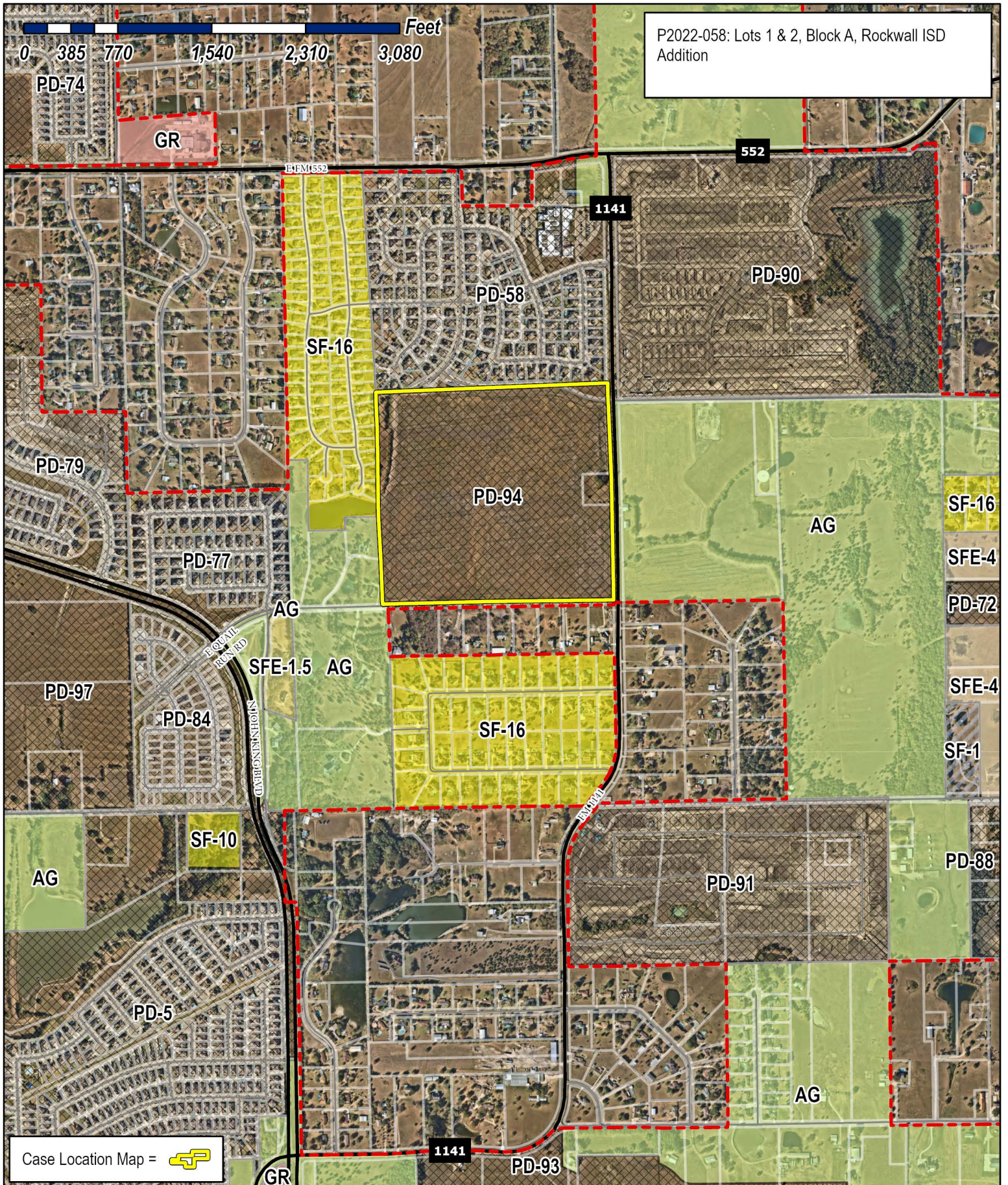
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*  
*[Signature]*







P2022-058: Lots 1 & 2, Block A, Rockwall ISD Addition

Case Location Map = 



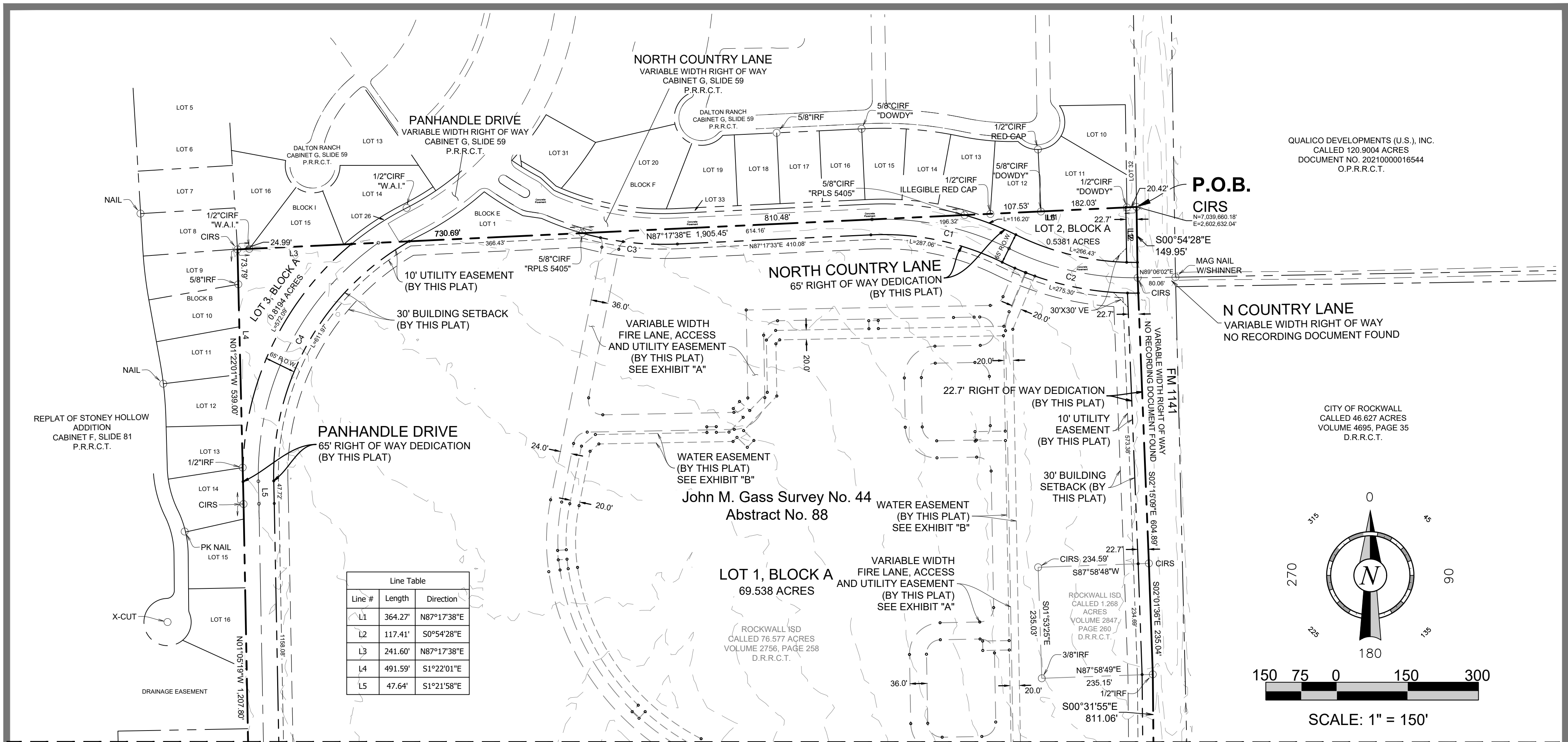
# City of Rockwall

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.





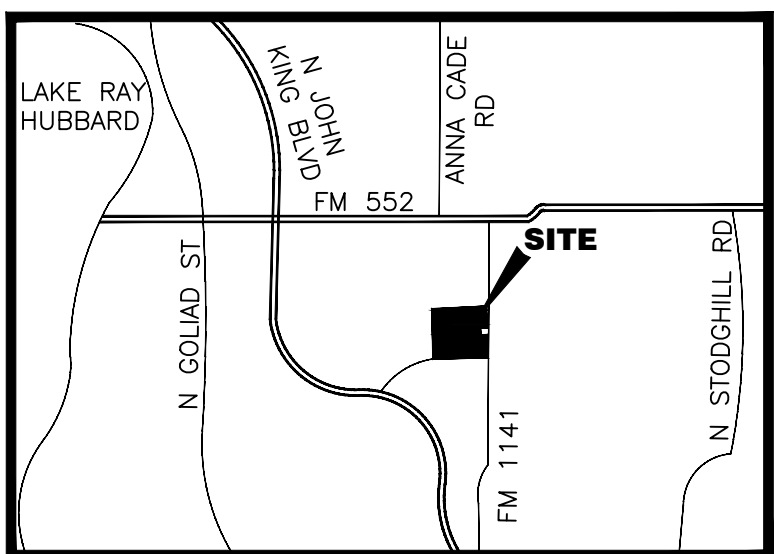


Match Line - See Sheet 2

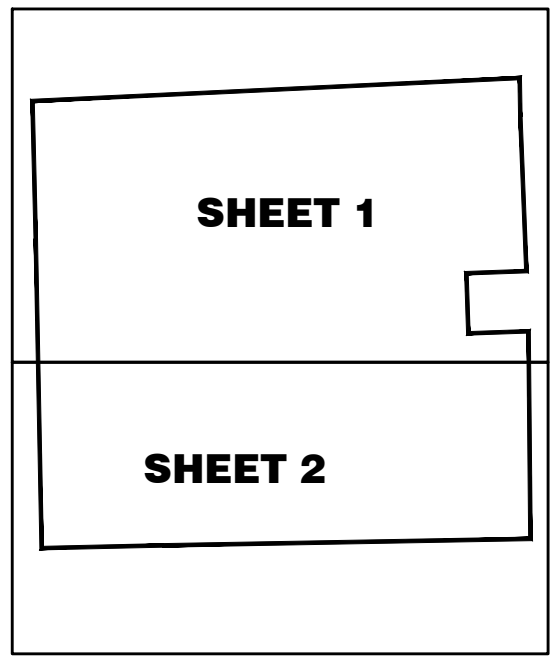
**OWNER:**  
Rockwall ISD  
801 East Washington St.  
Rockwall Texas, 75087  
(469) 698-7031  
Contact: William Salee

**ENGINEER:**  
Glenn Engineering Corp.  
105 Decker Court, Suite 910  
Irving, Texas 75062  
TBPE FIRM NO. F-303  
(972) 989-2174 Cell  
(972) 717-5151 Office  
Contact: Robert Howman

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



**LOCATION MAP**  
NOT TO SCALE



**SHEET KEY MAP**

- DEED RECORDS, ROCKWALL COUNTY, TEXAS**
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS**
- PLAT RECORDS ROCKWALL COUNTY, TEXAS**
- IRF IRON ROD FOUND
  - CIRF CAPPED IRON ROD FOUND AS NOTED
  - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
  - MNF MAG NAIL FOUND
  - MNS MAG NAIL SET
  - P.O.B. POINT OF BEGINNING
  - A.E. ACCESS EASEMENT
  - B.L. BUILDING LINE
  - D.E. DRAINAGE EASEMENT
  - N.G.E. NATURAL GAS EASEMENT
  - U.E. UTILITY EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - W.E. WATER LINE EASEMENT
  - D.U.E. DRAINAGE AND UTILITY EASEMENT
  - DIM DIMENSION
  - V.E. VISIBILITY EASEMENT

- LEGEND**
- 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

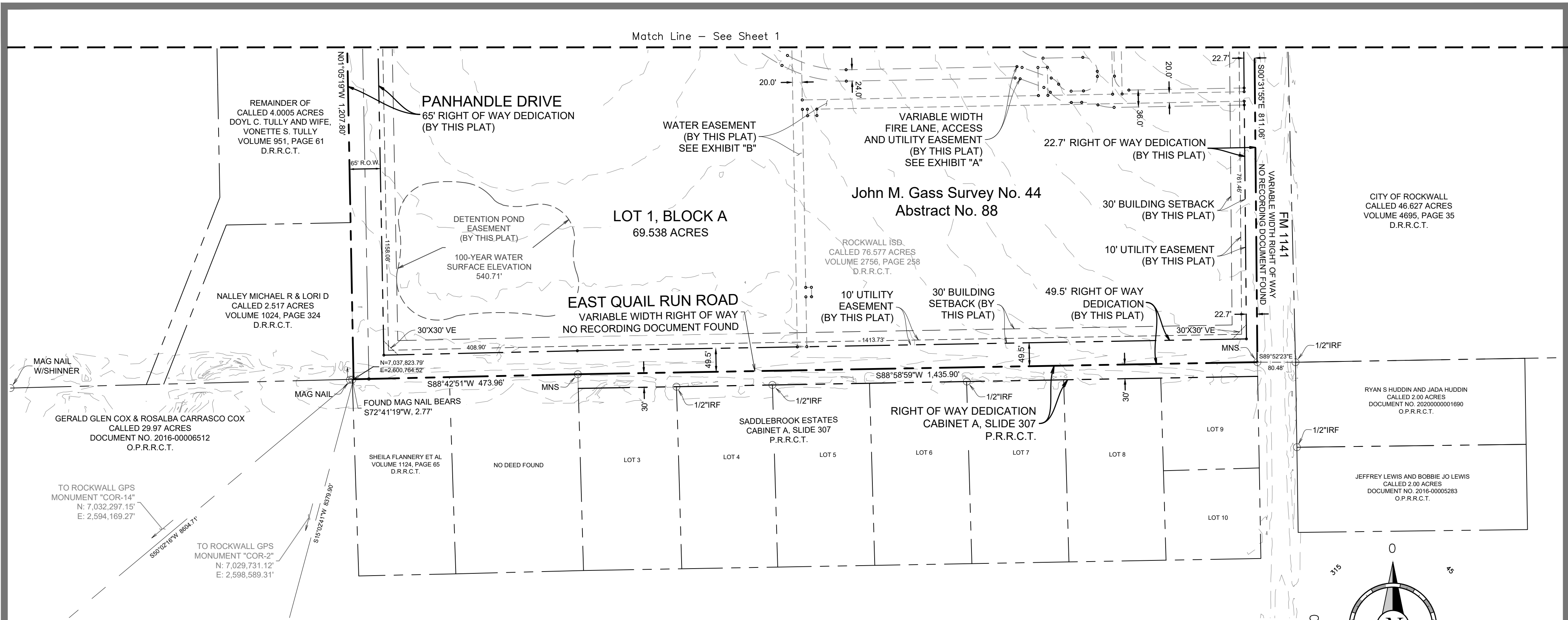
FINAL PLAT

**ROCKWALL I.S.D. ADDITION**

LOTS 1 AND 2, BLOCK A  
BEING 76.536 ACRES  
SITUATED WITHIN THE  
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
Case No: P2022-028

**Bowman**

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Phone: (214) 484-8586  
www.bowman.com  
TBPELS #10120600



Match Line - See Sheet 1

REMAINDER OF  
CALLED 4.0005 ACRES  
DOYL C. TULLY AND WIFE,  
VONETTE S. TULLY  
VOLUME 951, PAGE 61  
D.R.R.C.T.

**PANHANDLE DRIVE**  
65' RIGHT OF WAY DEDICATION  
(BY THIS PLAT)

WATER EASEMENT  
(BY THIS PLAT)  
SEE EXHIBIT "B"

VARIABLE WIDTH  
FIRE LANE, ACCESS  
AND UTILITY EASEMENT  
(BY THIS PLAT)  
SEE EXHIBIT "A"

22.7' RIGHT OF WAY DEDICATION  
(BY THIS PLAT)

**LOT 1, BLOCK A**  
69.538 ACRES

**John M. Gass Survey No. 44**  
Abstract No. 88

DETENTION POND  
EASEMENT  
(BY THIS PLAT)

100-YEAR WATER  
SURFACE ELEVATION  
540.71'

**EAST QUAIL RUN ROAD**  
VARIABLE WIDTH RIGHT OF WAY  
NO RECORDING DOCUMENT FOUND

ROCKWALL ISD,  
CALLED 76.577 ACRES  
VOLUME 2756, PAGE 258  
D.R.R.C.T.

10' UTILITY  
EASEMENT  
(BY THIS PLAT)

30' BUILDING  
SETBACK (BY  
THIS PLAT)

30' BUILDING SETBACK  
(BY THIS PLAT)

10' UTILITY EASEMENT  
(BY THIS PLAT)

49.5' RIGHT OF WAY  
DEDICATION  
(BY THIS PLAT)

NALLEY MICHAEL R & LORI D  
CALLED 2.517 ACRES  
VOLUME 1024, PAGE 324  
D.R.R.C.T.

CITY OF ROCKWALL  
CALLED 46.627 ACRES  
VOLUME 4695, PAGE 35  
D.R.R.C.T.

GERALD GLEN COX & ROSALBA CARRASCO COX  
CALLED 29.97 ACRES  
DOCUMENT NO. 2016-00006512  
O.P.R.R.C.T.

FOUND MAG NAIL BEARS  
S72°41'19"W, 2.77'

NO DEED FOUND

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

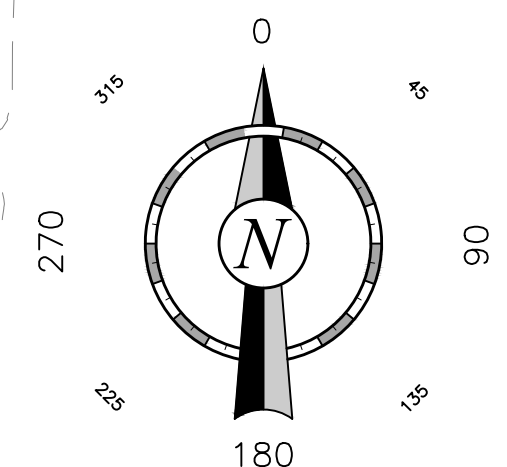
RIGHT OF WAY DEDICATION  
CABINET A, SLIDE 307  
P.R.R.C.T.

RYAN S HUDDIN AND JADA HUDDIN  
CALLED 2.00 ACRES  
DOCUMENT NO. 2020000001690  
O.P.R.R.C.T.

JEFFREY LEWIS AND BOBBIE JO LEWIS  
CALLED 2.00 ACRES  
DOCUMENT NO. 2016-00005283  
O.P.R.R.C.T.

TO ROCKWALL GPS  
MONUMENT "COR-14"  
N: 7,032,297.15'  
E: 2,594,169.27'

TO ROCKWALL GPS  
MONUMENT "COR-2"  
N: 7,029,731.12'  
E: 2,598,589.31'



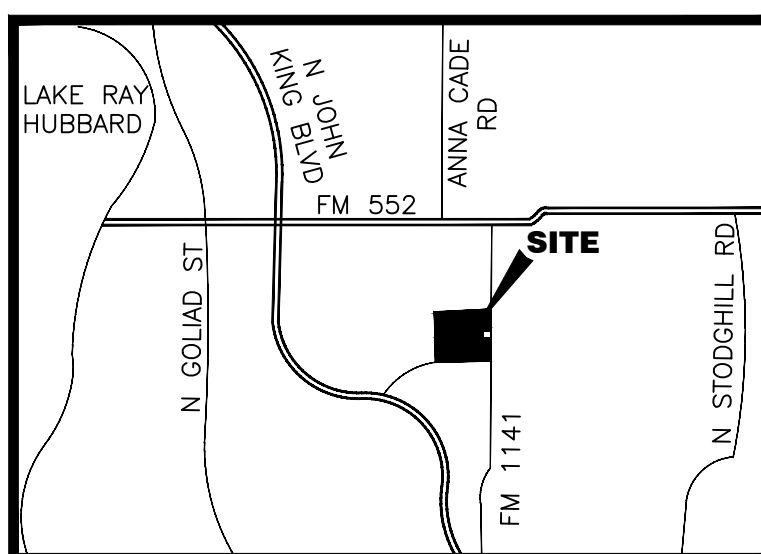
SCALE: 1" = 150'

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	S78°01'54"E	296.49'	299.59'	600.08'	28°36'17"
C2	S77°11'02"E	279.26'	281.85'	600.09'	26°54'37"
C3	S83°29'06"E	202.79'	203.67'	632.59'	18°26'48"
C4	S26°43'30"W	565.15'	588.45'	600.09'	56°11'02"

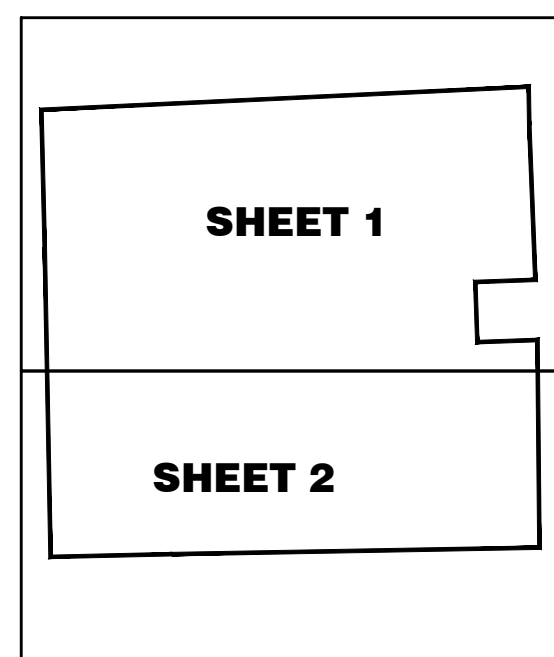
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**LOCATION MAP**  
NOT TO SCALE



**SHEET KEY MAP**

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**LEGEND**

- 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 ————

FINAL PLAT

**ROCKWALL I.S.D.  
ADDITION**

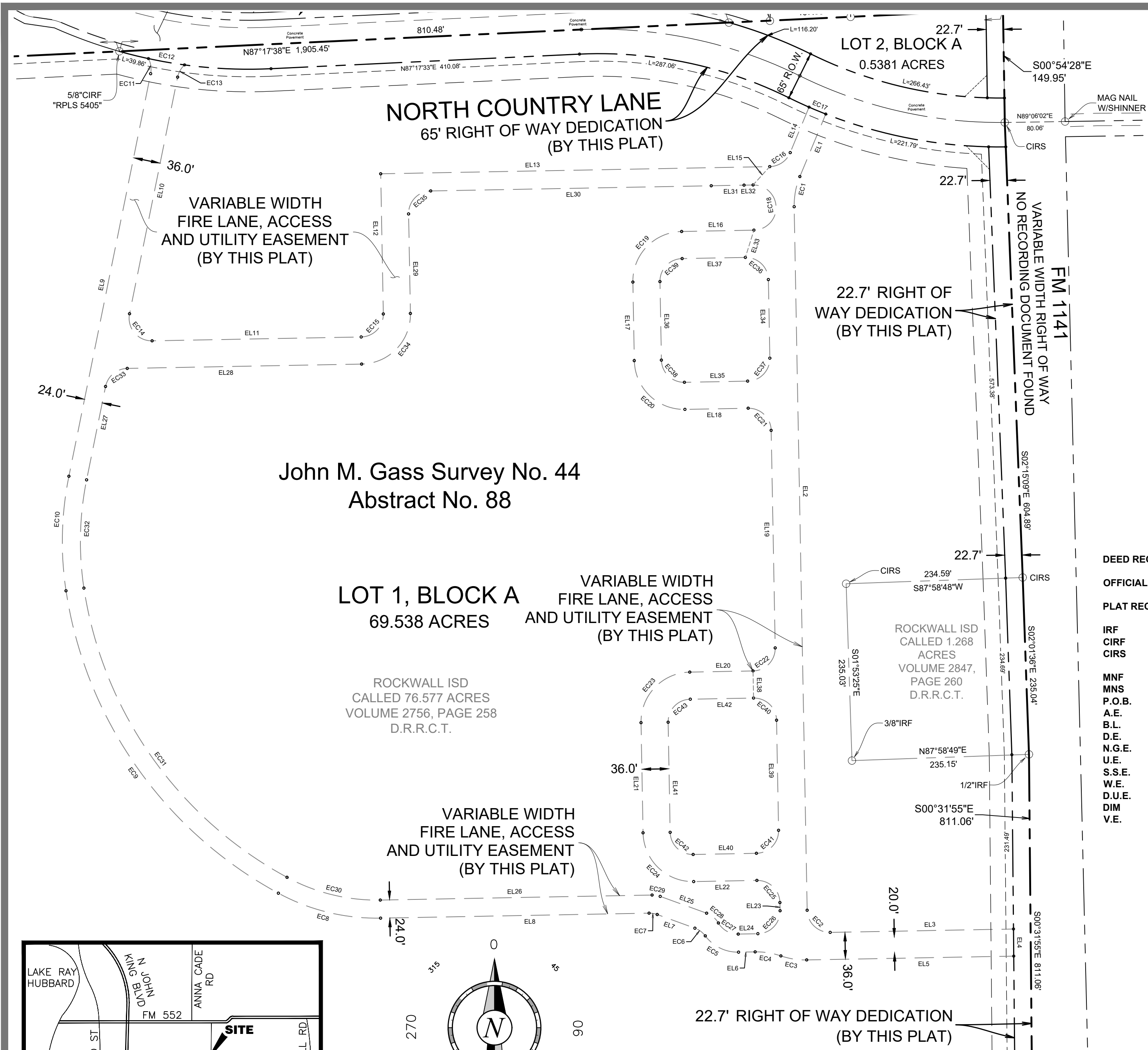
**LOTS 1 AND 2, BLOCK A**  
BEING 76.536 ACRES  
SITUATED WITHIN THE  
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
Case No: P2022-028

**Bowman**

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www.bowman.com  
TBPELS #10120600

Bowman Job No.: 10305      Drawn By: RAH      Sheet: 2 of 6





John M. Gass Survey No. 44  
Abstract No. 88

LOT 1, BLOCK A  
69.538 ACRES

ROCKWALL ISD  
CALLED 76.577 ACRES  
VOLUME 2756, PAGE 258  
D.R.R.C.T.

LOT 2, BLOCK A  
0.5381 ACRES

ROCKWALL ISD  
CALLED 1.268  
ACRES  
VOLUME 2847,  
PAGE 260  
D.R.R.C.T.

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1200 West Magnolia Blvd., Suite 300  
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LEGEND

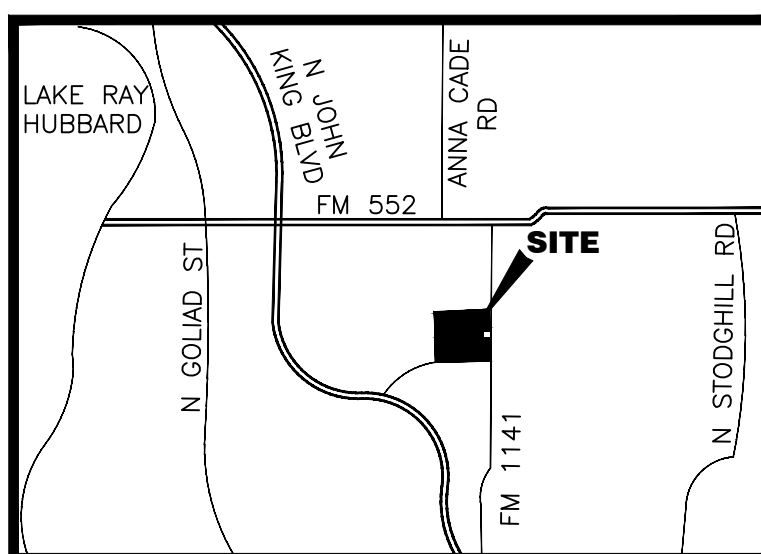
DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

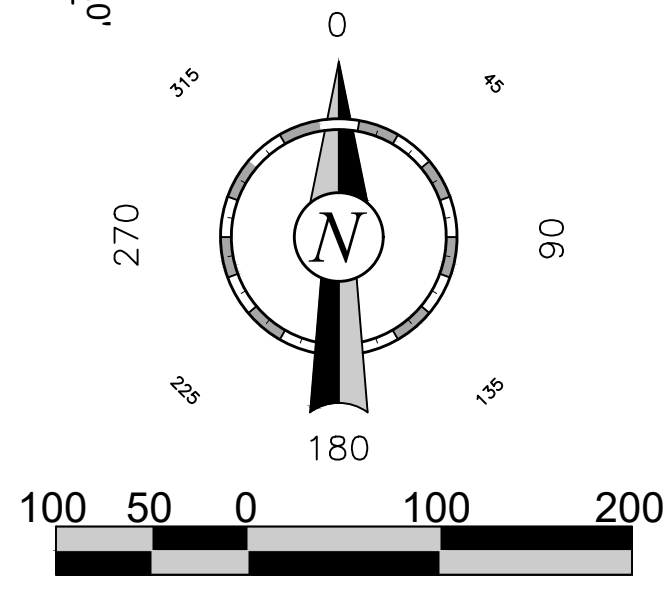
PLAT RECORDS ROCKWALL COUNTY, TEXAS

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LOCATION MAP  
NOT TO SCALE



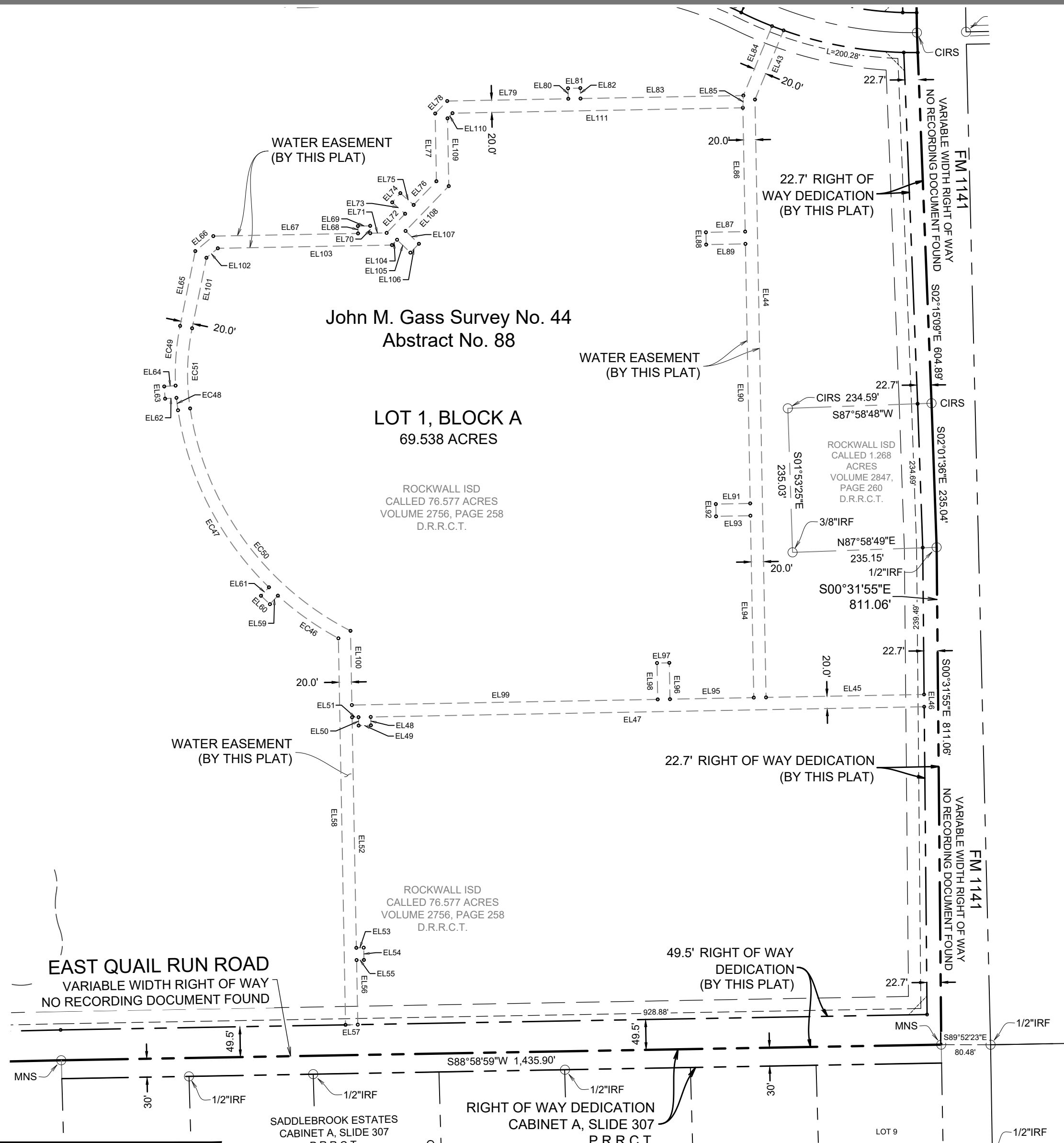
SCALE: 1" = 100'

EXHIBIT "A"

FINAL PLAT  
**ROCKWALL I.S.D.  
ADDITION**  
LOTS 1 AND 2, BLOCK A  
BEING 76.536 ACRES  
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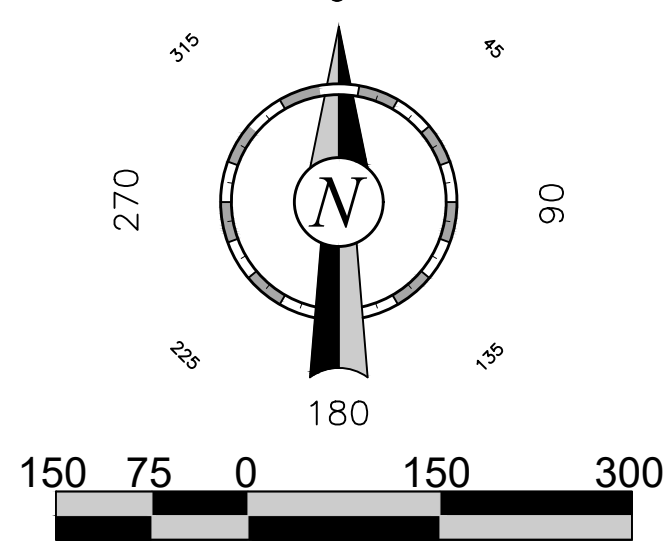
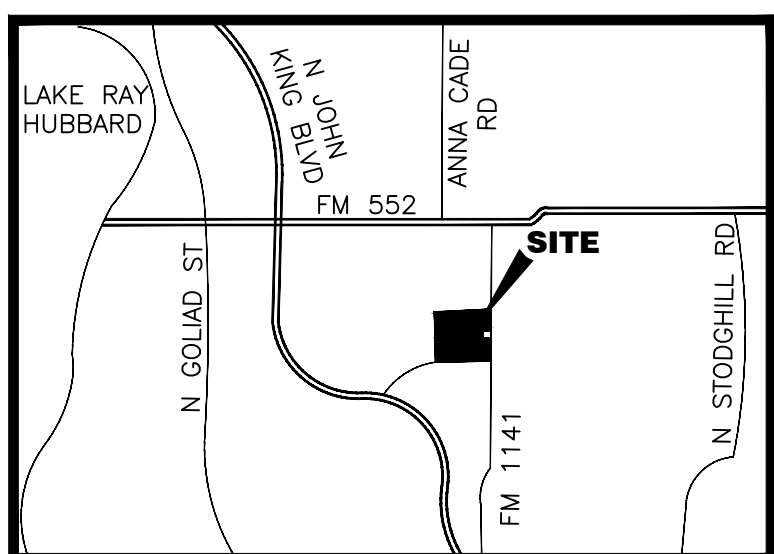
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 1200 West Magnolia Blvd., Suite 300  
 Fort Worth, TX 76104

**LEGEND**

<b>DEED RECORDS, ROCKWALL COUNTY, TEXAS</b>		<b>PROPOSED ROW LINE</b>	---
<b>OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS</b>		<b>EXISTING LOT LINE</b>	---
<b>PLAT RECORDS ROCKWALL COUNTY, TEXAS</b>		<b>PROPOSED CENTERLINE</b>	---
<b>IRF</b>	<b>IRON ROD FOUND</b>	<b>BUILDING SETBACK LINE</b>	---
<b>CIRF</b>	<b>CAPPED IRON ROD FOUND AS NOTED</b>	<b>PROPOSED EASEMENT LINE AS NOTED</b>	---
<b>CIRS</b>	<b>1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"</b>	<b>PROPOSED FIRE LANE EASEMENT</b>	---
<b>MNF</b>	<b>MAG NAIL FOUND</b>	<b>PREVIOUS TRACT LINE</b>	---
<b>MNS</b>	<b>MAG NAIL SET</b>	<b>BOUNDARY LINE</b>	---
<b>P.O.B.</b>	<b>POINT OF BEGINNING</b>		
<b>A.E.</b>	<b>ACCESS EASEMENT</b>		
<b>B.L.</b>	<b>BUILDING LINE</b>		
<b>D.E.</b>	<b>DRAINAGE EASEMENT</b>		
<b>N.G.E.</b>	<b>NATURAL GAS EASEMENT</b>		
<b>U.E.</b>	<b>UTILITY EASEMENT</b>		
<b>S.S.E.</b>	<b>SANITARY SEWER EASEMENT</b>		
<b>W.E.</b>	<b>WATER LINE EASEMENT</b>		
<b>D.U.E.</b>	<b>DRAINAGE AND UTILITY EASEMENT</b>		
<b>DIM</b>	<b>DIMENSION</b>		
<b>V.E.</b>	<b>VISIBILITY EASEMENT</b>		



FINAL PLAT

**ROCKWALL I.S.D. ADDITION**

LOTS 1 AND 2, BLOCK A  
 BEING 76.536 ACRES  
 SITUATED WITHIN THE  
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
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**EXHIBIT "B"**



Line Table		
Line #	Length	Direction
EL1	89.90'	S22°28'33"W
EL2	934.58'	S1°03'39"E
EL3	243.44'	N88°56'21"E
EL4	36.00'	S0°31'55"E
EL5	274.99'	S88°56'21"W
EL6	21.97'	S88°56'21"W
EL7	53.27'	N70°03'39"W
EL8	356.57'	S88°56'21"W
EL9	545.64'	N11°28'40"E
EL10	320.73'	S11°28'40"W
EL11	277.63'	N88°56'21"E
EL12	186.21'	N1°03'39"W
EL13	516.67'	N88°56'21"E
EL14	65.44'	N22°28'33"E
EL15	32.96'	S42°11'56"W
EL16	96.00'	S88°56'21"W
EL17	104.37'	S1°03'39"E
EL18	84.00'	N88°56'21"E
EL19	289.01'	S1°03'39"E
EL20	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL21	146.29'	S1°03'39"E
EL22	84.00'	N88°56'21"E
EL23	10.85'	S1°03'39"E
EL24	26.09'	S88°56'21"W
EL25	65.54'	N70°03'39"W
EL26	361.02'	S88°56'21"W
EL27	126.56'	N11°28'40"E
EL28	311.27'	N88°56'21"E
EL29	132.21'	N1°03'39"W
EL30	372.50'	N88°56'21"E
EL31	43.59'	N88°56'21"E
EL32	12.00'	N88°56'21"E
EL33	37.95'	S17°22'25"W
EL34	104.37'	S1°03'39"E
EL35	84.00'	S88°56'21"W
EL36	104.37'	N1°03'39"W
EL37	84.00'	N88°56'21"E
EL38	36.00'	S1°03'39"E
EL39	146.29'	S1°03'39"E
EL40	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL41	146.29'	N1°03'39"W
EL42	84.00'	N88°56'21"E
EL43	122.04'	S22°28'33"W
EL44	975.16'	S1°03'39"E
EL45	257.87'	N88°56'21"E
EL46	20.00'	S0°31'55"E
EL47	903.09'	S88°56'21"W
EL48	13.59'	S1°03'39"E
EL49	20.00'	S88°56'21"W
EL50	13.59'	N1°03'39"W
EL51	10.42'	S88°56'21"W
EL52	375.96'	S1°03'39"E
EL53	12.00'	N88°56'21"E
EL54	20.00'	S1°03'39"E
EL55	12.00'	S88°56'21"W
EL56	105.28'	S1°03'39"E
EL57	20.00'	S88°58'59"W
EL58	630.46'	N1°03'39"W
EL59	19.01'	S43°06'14"W
EL60	20.00'	N46°53'46"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	S10°42'26"W	40.79'	41.08'	100.00'	23°32'15"
EC2	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC3	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC4	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC5	N63°56'27"W	49.23'	51.12'	54.00'	54°14'24"
EC6	N53°26'27"W	17.16'	17.40'	30.00'	33°14'24"
EC7	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC8	N76°17'12"W	139.75'	141.31'	274.00'	29°32'54"
EC9	N35°04'05"W	490.75'	508.62'	551.00'	52°53'20"
EC10	N1°25'38"E	152.18'	152.97'	436.00'	20°06'05"
EC11	N8°16'15"W	20.27'	20.68'	30.00'	39°29'50"
EC12	S80°04'36"E	48.68'	48.69'	632.59'	4°24'36"
EC13	S29°36'27"W	18.67'	18.99'	30.00'	36°15'34"
EC14	S39°47'29"E	46.81'	53.69'	30.00'	102°32'19"
EC15	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N55°42'27"E	32.88'	34.80'	30.00'	66°27'48"
EC17	S67°29'18"E	24.00'	24.00'	632.59'	2°10'26"
EC18	S1°03'37"E	60.00'	94.25'	30.00'	180°00'04"
EC19	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC20	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC22	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC23	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC24	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"
EC25	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC26	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N60°46'47"W	30.25'	31.71'	30.00'	60°33'43"
EC28	N50°16'47"W	20.31'	20.71'	30.00'	39°33'43"
EC29	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC30	N76°17'12"W	127.50'	128.93'	250.00'	29°32'54"
EC31	N35°04'05"W	469.38'	486.47'	527.00'	52°53'20"
EC32	N1°25'38"E	143.80'	144.54'	412.00'	20°06'05"
EC33	N50°12'31"E	37.54'	40.56'	30.00'	77°27'41"
EC34	N43°56'21"E	93.34'	103.67'	66.00'	90°00'00"
EC35	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC36	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC37	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC38	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC39	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC40	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"

Line Table		
Line #	Length	Direction
EL61	19.01'	N43°06'14"E
EL62	18.54'	S85°47'38"W
EL63	20.00'	N4°12'22"W
EL64	18.54'	N85°47'38"E
EL65	124.37'	N11°28'40"E
EL66	38.23'	N50°12'31"E
EL67	236.20'	N88°56'21"E
EL68	12.00'	N1°03'39"W
EL69	20.00'	N88°56'21"E
EL70	12.00'	S1°03'39"E
EL71	26.70'	N88°56'21"E
EL72	43.33'	N43°56'21"E
EL73	28.06'	N48°25'58"W
EL74	20.00'	N41°34'02"E
EL75	28.89'	S48°25'58"E
EL76	53.64'	N43°56'21"E
EL77	110.48'	N1°03'39"W
EL78	28.28'	N43°56'21"E
EL79	197.54'	N88°56'21"E
EL80	17.00'	N1°03'39"W

Line Table		
Line #	Length	Direction
EL81	20.00'	N88°56'21"E
EL82	17.00'	S1°03'39"E
EL83	265.72'	N88°56'21"E
EL84	122.54'	N22°28'33"E
EL85	20.03'	S2°17'21"W
EL86	201.94'	S1°03'39"E
EL87	64.00'	S88°56'21"W
EL88	20.00'	S1°03'39"E
EL89	64.00'	N88°56'21"E
EL90	423.35'	S1°03'39"E
EL91	56.10'	S88°56'21"W
EL92	20.00'	S1°03'39"E
EL93	56.10'	N88°56'21"E
EL94	296.73'	S1°03'39"E
EL95	136.77'	S88°56'21"W
EL96	59.29'	N1°03'39"W
EL97	20.00'	S88°56'21"W
EL98	59.29'	S1°03'39"E
EL99	499.06'	S88°56'21"W
EL100	121.08'	N1°03'39"W

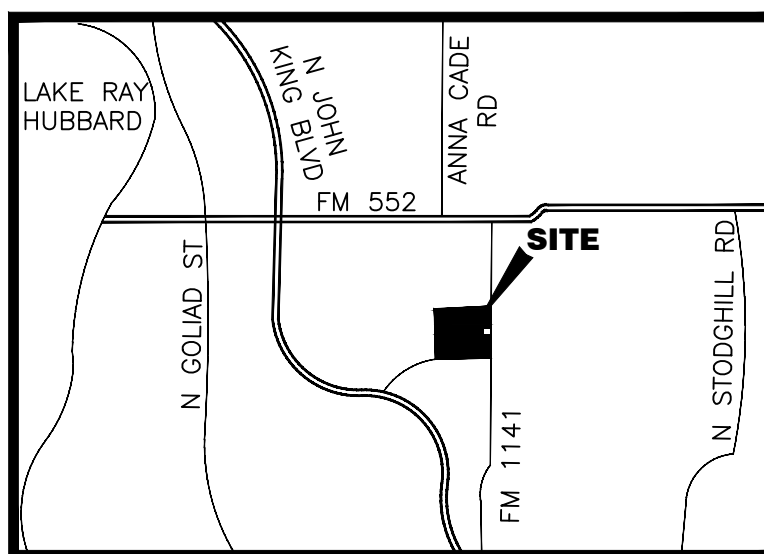
Line Table		
Line #	Length	Direction
EL101	117.34'	N11°28'40"E
EL102	24.17'	N50°12'31"E
EL103	284.16'	N88°56'21"E
EL104	12.00'	N43°56'21"E
EL105	30.21'	S46°03'39"E
EL106	20.00'	N43°56'21"E
EL107	30.21'	N46°03'39"W
EL108	101.56'	N43°56'21"E
EL109	110.48'	N1°03'39"W
EL110	11.72'	N43°56'21"E
EL111	473.81'	N88°56'21"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC42	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC46	N54°49'25"W	120.71'	120.99'	509.50'	13°36'21"
EC47	N27°11'51"W	324.58'	330.34'	509.50'	37°08'53"
EC48	N7°08'28"W	20.41'	20.41'	394.50'	2°57'53"
EC49	N4°21'43"E	97.74'	97.99'	394.50'	14°13'54"
EC50	N35°48'15"W	447.20'	464.43'	489.50'	54°21'41"
EC51	N1°25'38"E	130.71'	131.39'	374.50'	20°06'05"

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

ENGINEER:  
 Glenn Engineering Corp.  
 105 Decker Court, Suite 910  
 Irving, Texas 75062  
 TBPE FIRM NO. F-303  
 (972) 989-2174 Cell  
 (972) 717-5151 Office  
 Contact: Robert Howman

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



**LOCATION MAP**  
 NOT TO SCALE

FINAL PLAT

**ROCKWALL I.S.D.**  
**ADDITION**

LOTS 1 AND 2, BLOCK A  
 BEING 76.536 ACRES  
 SITUATED WITHIN THE  
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 Case No: P2022-028

**Bowman**

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

**PLAT PERIMETER LEGAL DESCRIPTION**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 69.538 acre tract of land situated within the John M Gass Survey No. 44, Abstract No. 88, City of Rockwall, Rockwall County, Texas, and being all of a called 76.577 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2756, Page 258 of the Deed Records of Rockwall County, Texas (hereafter referred to as the ISD Tract). Said 69.538 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 at the northeast corner of said ISD Tract, being on the west right of way line of FM 1141, a variable width right of way, as evidenced by the plat designated as "Dalton Ranch" recorded in Cabinet G, Slide 59 of the Plat Records of Rockwall County, Texas;

THENCE SOUTH 00 degrees 54 minutes 28 seconds EAST, 149.95 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE SOUTH 02 degrees 15 minutes 09 seconds EAST, 604.89 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of a called 1.268 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2847, Page 260 of said Deed Records;

THENCE SOUTH 02 degrees 01 minute 36 seconds EAST, 235.04 feet with the with the west right of way line of said FM 1141 to a 1/2-inch iron rod found at the southeast corner of said called 1.268 acre tract of land;

THENCE SOUTH 00 degrees 31 minutes 55 seconds EAST, 811.06 feet with the west right of way line of said FM 1141 to a MAG nail with shiner set at the southeast corner of said ISD Tract, being the northeast corner of a 30-foot right of way dedication for East Quail Run Road as dedicated on the plat designated as "Saddlebrook Estates" recorded in Cabinet A, Slide 307 of said Plat Records;

THENCE SOUTH 88 degrees 58 minutes 59 seconds WEST, 1,435.90 feet with the south line of said ISD Tract, being the north line of said right of way dedication and the approximate centerline of said East Quail Run Road to a MAG nail with shiner set at the northwest corner of said right of way dedication;

THENCE SOUTH 88 degrees 42 minutes 51 seconds WEST, 473.96 feet with the south line of said ISD Tract and the approximate centerline of said East Quail Run Road to the southwest corner of said ISD Tract from which a found MAG nail bears SOUTH 72 degrees 41 minutes 19 seconds WEST, 2.77 feet;

THENCE NORTH 01 degree 05 minutes 19 seconds WEST, 1,207.80 feet with the west line of said ISD Tract and being the east line of a called 2.517 acre tract of land as described in the deed to Michael R and Lori D Nalley recorded in Volume 1024, Page 324 of said Deed Records, the east line of the remainder of a called 4.0005 acre tract of land as described in the deed to Doyl C. Tully and wife, Vonette S. Tully recorded in Volume 951, Page 61 of said Deed Records and being the east line of Block B of the plat designated as "Replat of Stoney Hollow Addition" recorded in Cabinet F, Slide 81 of said Plat Records to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE NORTH 01 degree 22 minutes 01 second WEST, 539.00 feet with the west line of said ISD Tract and being the east line of said Block B to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northwest corner of said ISD Tract and being the southwest corner of said Dalton Ranch;

THENCE NORTH 87 degrees 17 minutes 38 seconds EAST, 1,905.45 feet with the north line of said ISD Tract and being the south line of said Dalton Ranch to the POINT OF BEGINNING containing 69.538 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 **ROCKWALL I.S.D. ADDITION** 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 I.S.D. ADDITION** 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 \_\_\_\_\_, **2022**.

\_\_\_\_\_  
**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.
- According to Map No. 48397C0035L and 48397C0030L, both dated 09/26/2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, Panel 30 and 35 of 145, this property is within Zone X unshaded, based on scaled imaging.

**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 94 (PD-94) District for Neighborhood Services (NS) District land uses.

**CERTIFICATE OF SURVEYOR**

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

I, THE UNDERSIGNED, A LSLs & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released to the City for review. 2022-12

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

**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 \_\_\_\_\_, **2022**.

\_\_\_\_\_  
**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 \_\_\_\_\_, **2022**.

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 \_\_\_\_\_, **2022**.

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

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

**ENGINEER:**  
Glenn Engineering Corp.  
105 Decker Court, Suite 910  
Irving, Texas 75062  
TBPE FIRM NO. F-303  
(972) 989-2174 Cell  
(972) 717-5151 Office  
Contact: Robert Howman

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

FINAL PLAT

**ROCKWALL I.S.D.  
ADDITION**

LOTS 1 AND 2, BLOCK A  
BEING 76.536 ACRES  
SITUATED WITHIN THE  
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: P2022-028

**Bowman**

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

Bowman Job No.: 10305 Drawn By: RAP Sheet: 6 of 6