



# 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 CCA Addition

LOT 1R & 2 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

PROPOSED USE

ACREAGE 107.44 acres

LOTS [CURRENT]

2

LOTS [PROPOSED]

2

**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 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]

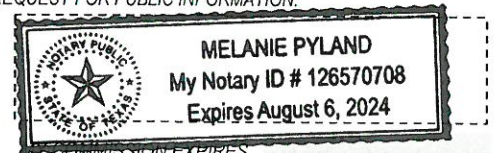
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM SALEE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2,448.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE NINTH DAY OF DECEMBER, 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. 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."

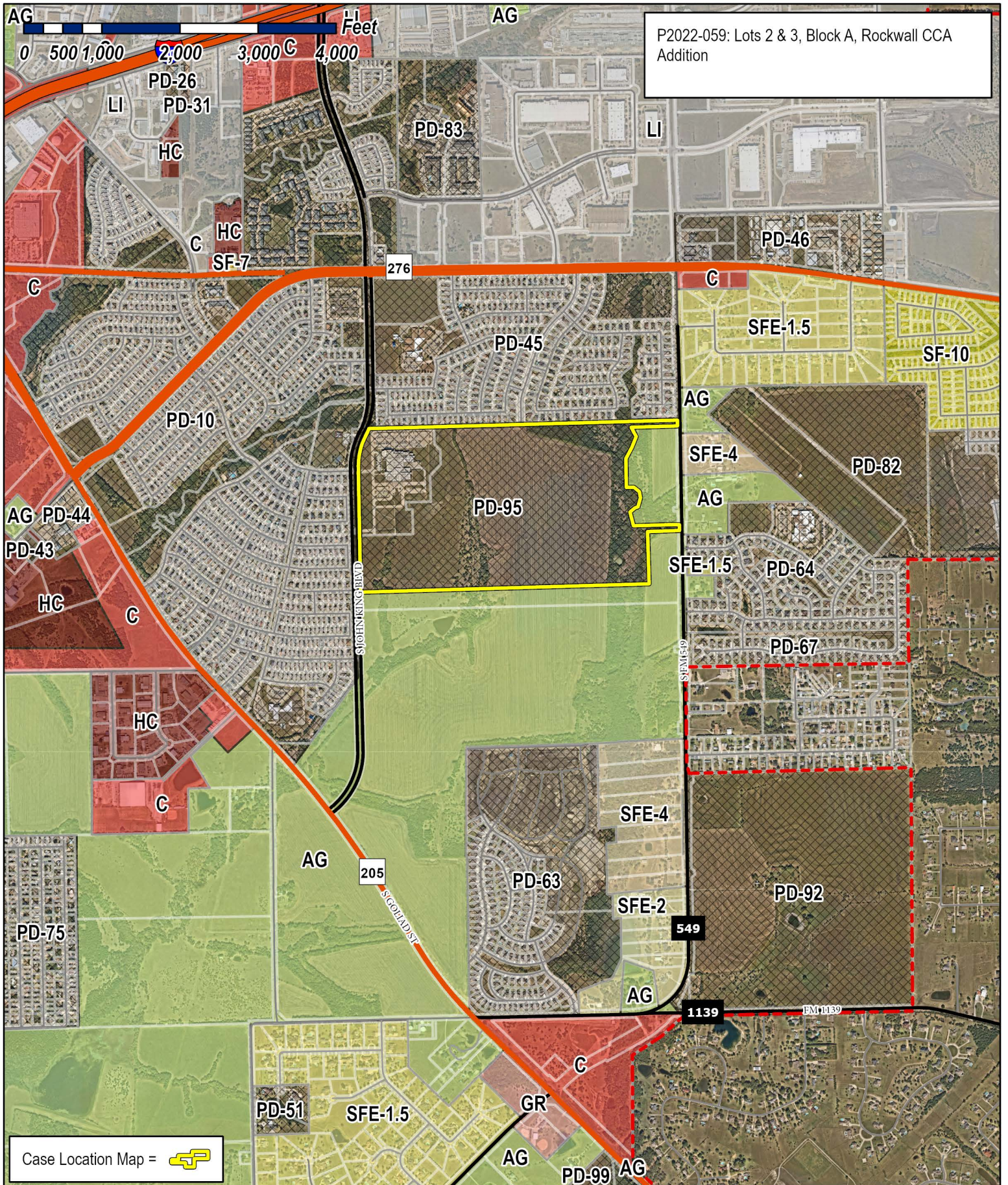
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF December, 20 20

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







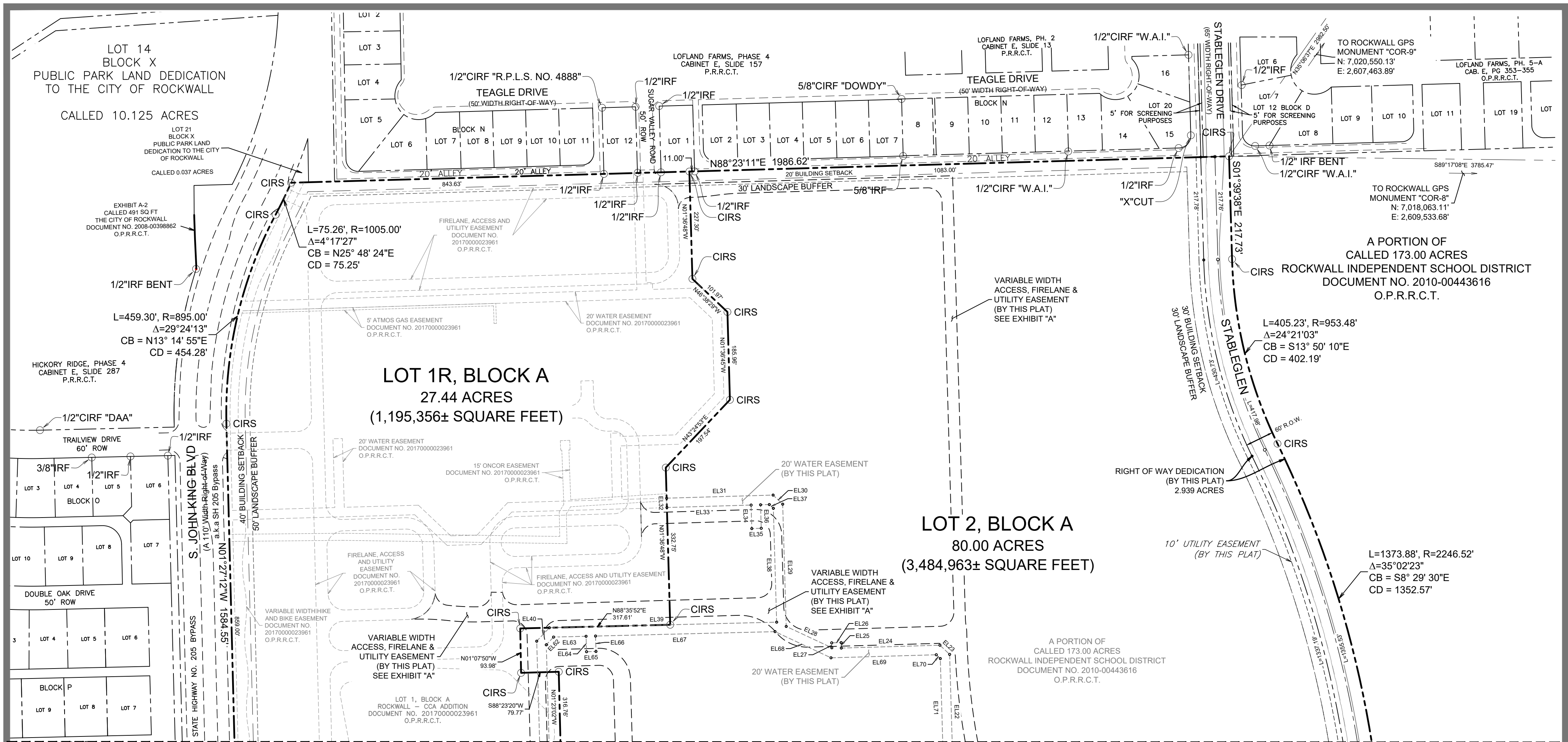
# City of Rockwall

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

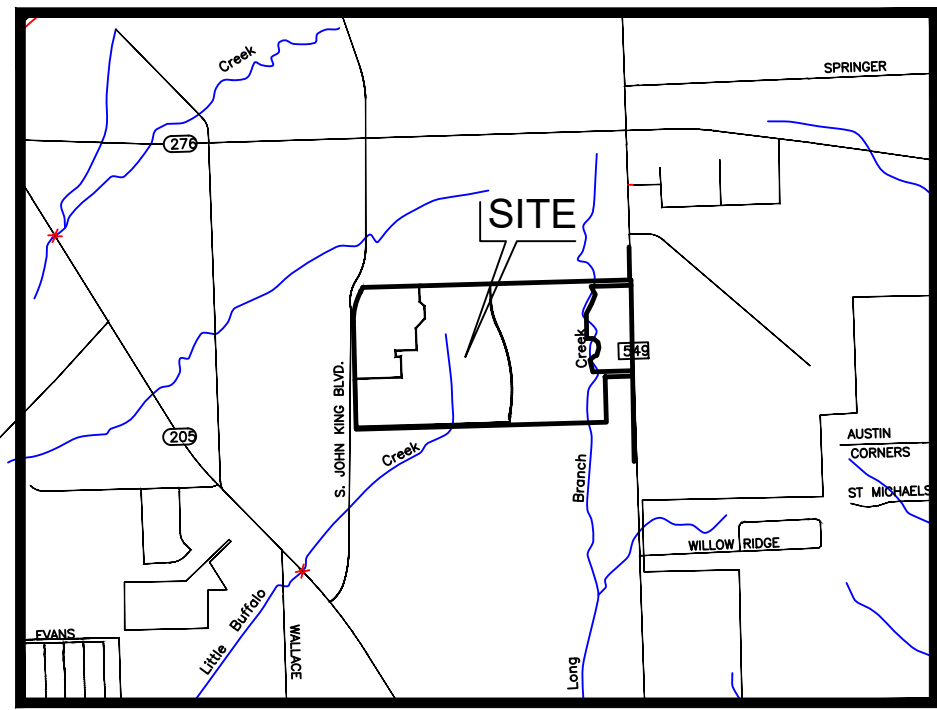
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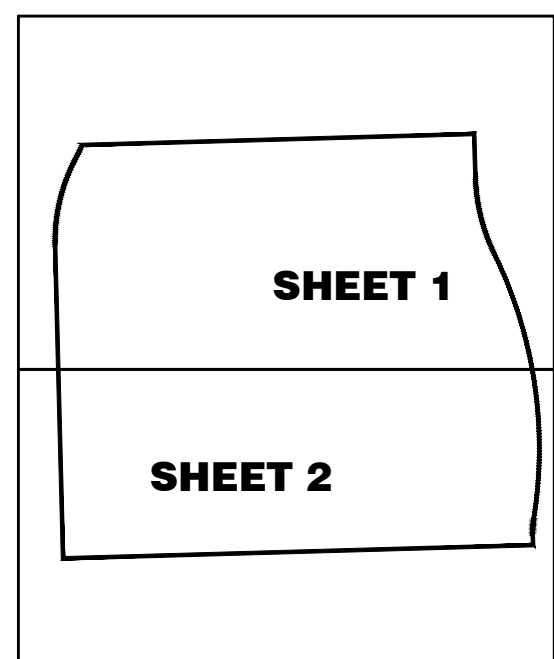




Match Line - See Sheet 2



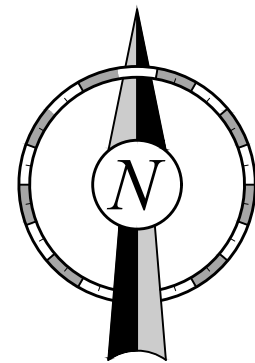
LOCATION MAP NOT TO SCALE



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'

- DEED RECORDS, ROCKWALL COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
PLAT RECORDS ROCKWALL COUNTY, TEXAS

- LEGEND
- 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

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

FINAL PLAT

## ROCKWALL - CCA ADDITION

LOT 1R & LOT 2, BLOCK A

BEING 110.38 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
Case No: P2022-029

# Bowman

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1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104  
Phone: (214) 484-8586  
www.bowman.com  
TBPELS #10120600

Bowman Job No.: 210146    Drawn By: RAH    Sheet: 1 of 5

Match Line - See Sheet 1

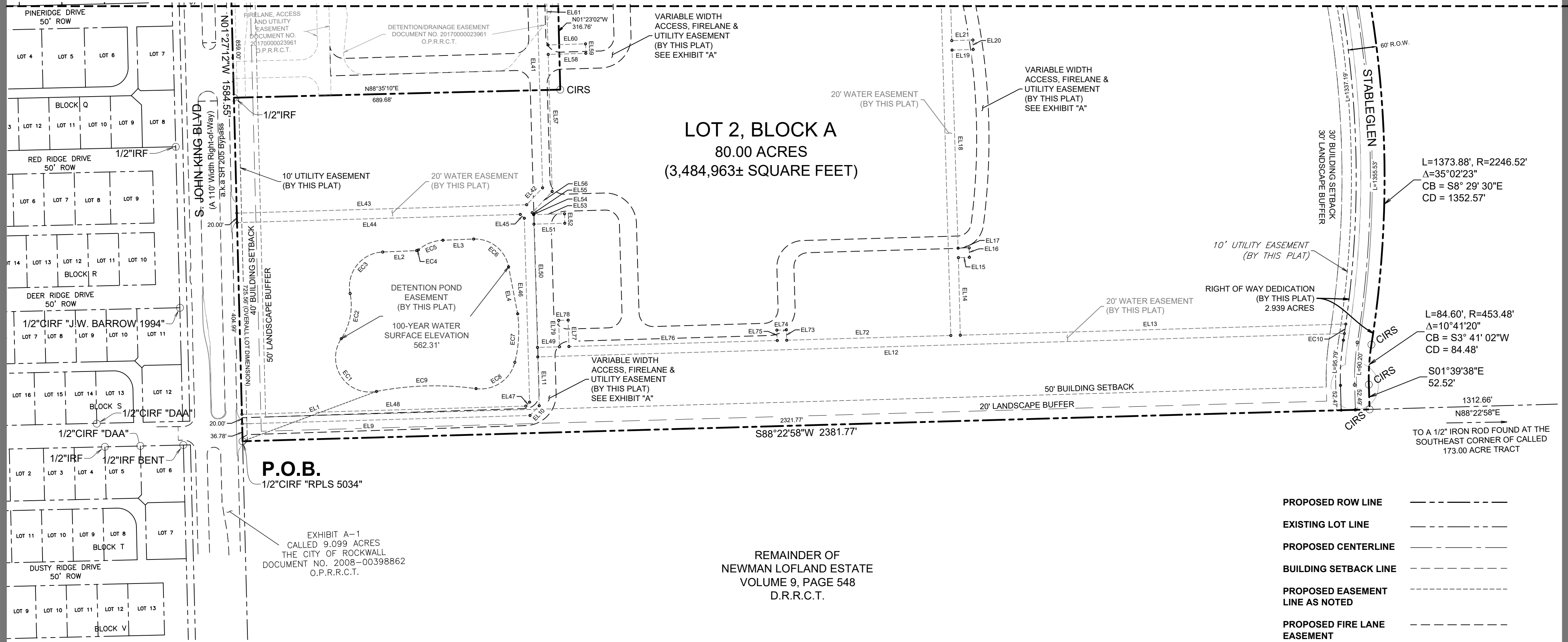
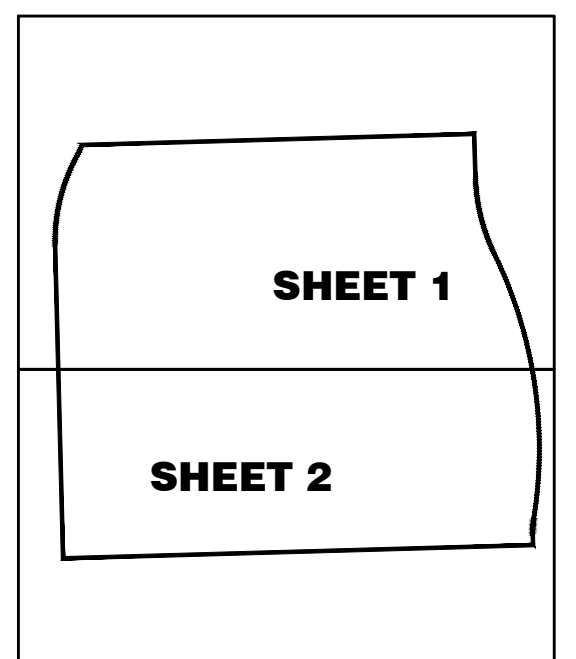
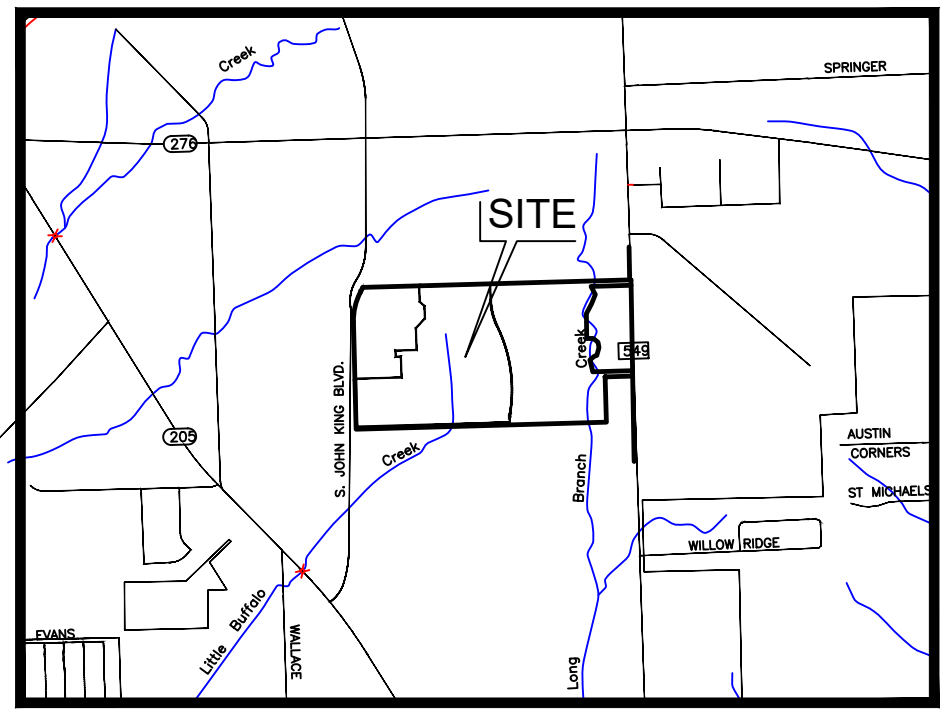


EXHIBIT A-1  
CALLED 9.099 ACRES  
THE CITY OF ROCKWALL  
DOCUMENT NO. 2008-00398862  
O.P.R.R.C.T.

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

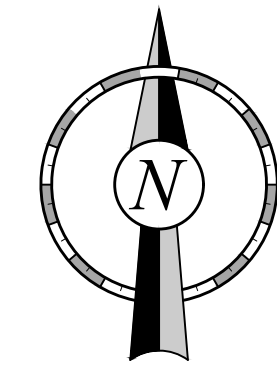
- PROPOSED ROW LINE -----
- EXISTING LOT LINE -----
- PROPOSED CENTERLINE -----
- BUILDING SETBACK LINE -----
- PROPOSED EASEMENT LINE AS NOTED -----
- PROPOSED FIRE LANE EASEMENT -----
- PREVIOUS TRACT LINE -----
- BOUNDARY LINE -----



SHEET KEY MAP

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Contact: William Salee

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TBPE FIRM NO. F-303  
(972) 989-2174 Cell  
(972) 717-5151 Office  
Contact: Robert Howman



SCALE: 1" = 150'

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

FINAL PLAT

## ROCKWALL - CCA ADDITION

LOT 1R & LOT 2, BLOCK A

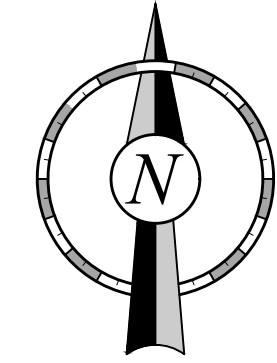
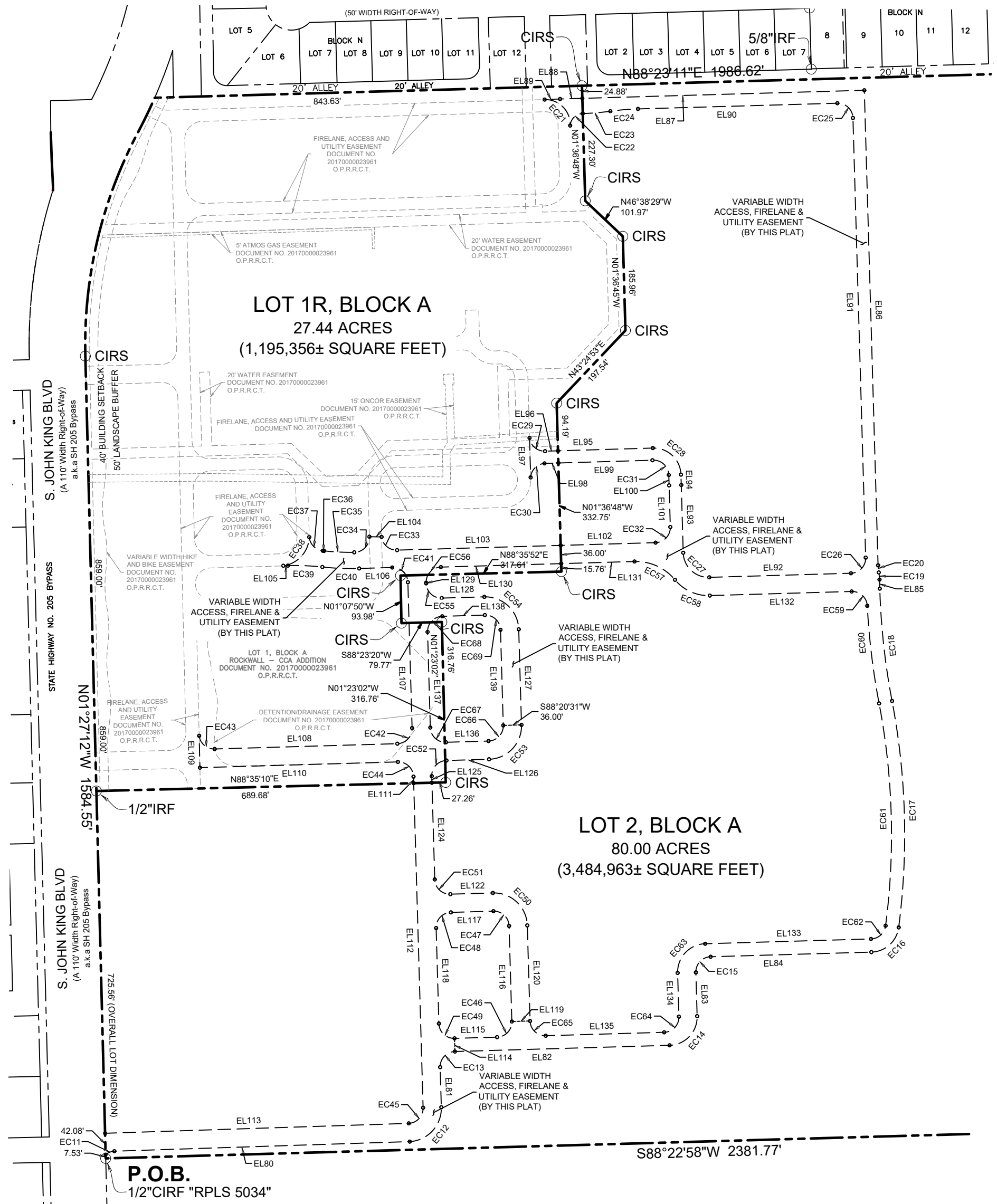
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TBPELS #10120600

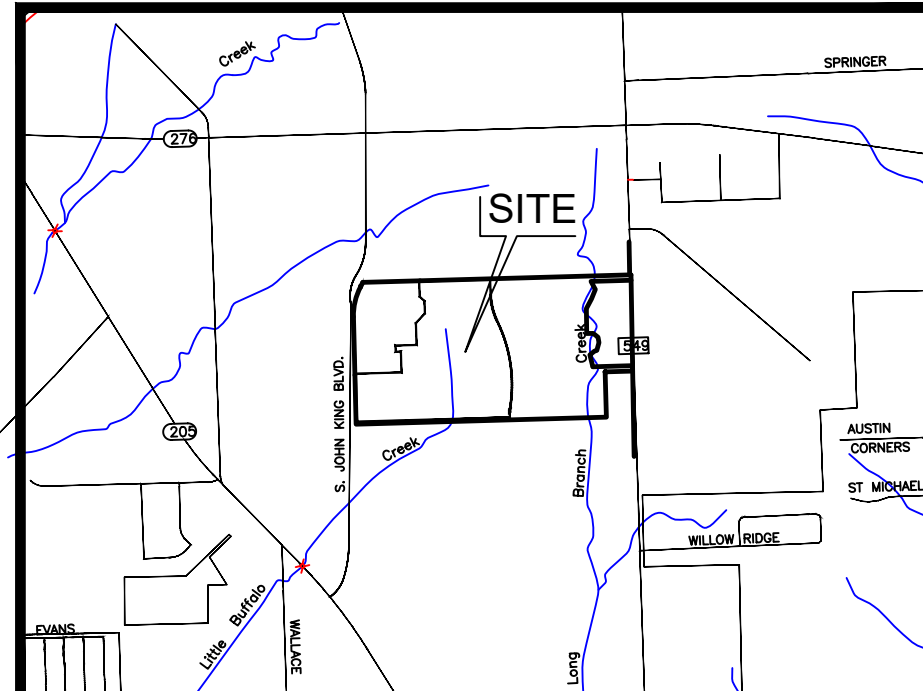
Bowman Job No.: 210146
Drawn By: RAH
Sheet: 2 of 5





SCALE: 1" = 200'

**LOCATION MAP**  
NOT TO SCALE



**OWNER:**  
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<b>PROPOSED ROW LINE</b>	---
<b>EXISTING LOT LINE</b>	---
<b>PROPOSED CENTERLINE</b>	---
<b>BUILDING SETBACK LINE</b>	---
<b>PROPOSED EASEMENT LINE AS NOTED</b>	---
<b>PROPOSED FIRE LANE EASEMENT</b>	---
<b>PREVIOUS TRACT LINE</b>	---
<b>BOUNDARY LINE</b>	---

**LEGEND**

DEED RECORDS, ROCKWALL COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF  
CIRF  
CIRS  
MNF  
MNS  
P.O.B.

IRON ROD FOUND  
CAPPED IRON ROD FOUND AS NOTED  
1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"  
MAG NAIL FOUND  
MAG NAIL SET  
POINT OF BEGINNING

**EXHIBIT "A"**

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

FINAL PLAT  
**ROCKWALL - CCA ADDITION**  
LOT 1R & LOT 2, BLOCK A  
BEING 110.38 ACRES  
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TBPELS #10120600

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	1704.75'	S88°20'31"W
EL13	814.77'	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
EL127	188.80'	N1°39'29"W
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

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	N8°23'29"E	20.31'	20.31'	2186.52'	0°31'56"
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

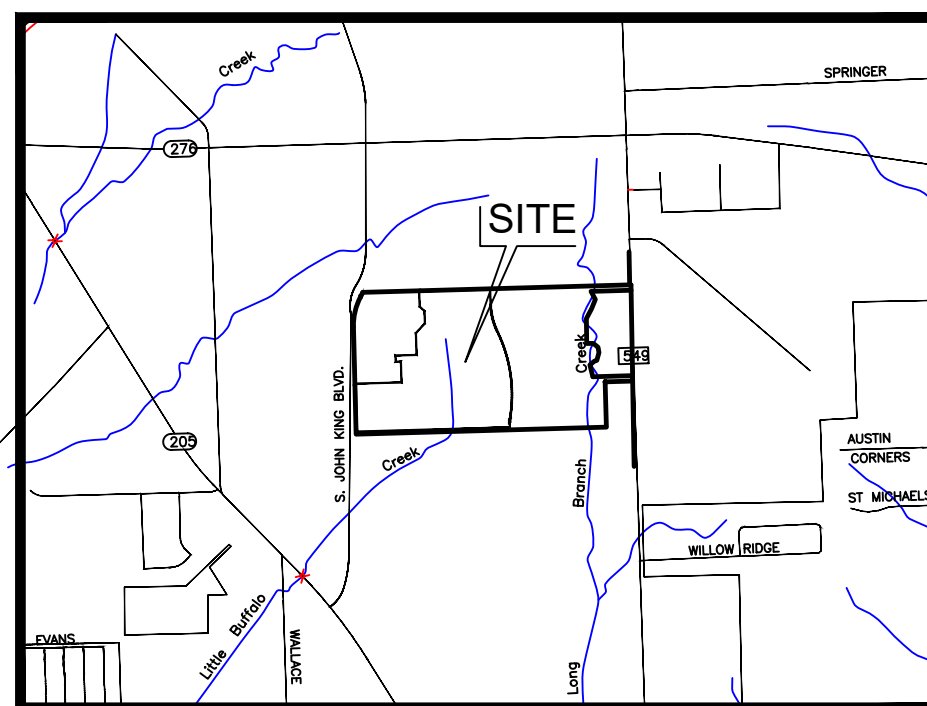
Line Table		
Line #	Length	Direction
EL85	17.94'	N1°39'29"W
EL86	938.24'	N1°39'29"W
EL87	556.75'	S88°21'41"W
EL88	43.98'	S88°23'15"W
EL89	30.51'	S87°48'53"W
EL90	393.52'	N88°21'41"E
EL91	868.36'	S1°39'29"E
EL92	279.68'	S88°20'31"W
EL93	133.82'	N1°39'29"W
EL94	20.51'	N1°39'29"W
EL95	187.23'	S88°20'31"W
EL96	25.55'	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

Line Table		
Line #	Length	Direction
EL105	9.02'	N88°23'20"E
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

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**



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**

DEED RECORDS, ROCKWALL COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF  
CIRF  
CIRS  
MNF  
MNS  
P.O.B.

IRON ROD FOUND  
CAPPED IRON ROD FOUND AS NOTED  
1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"  
MAG NAIL FOUND  
MAG NAIL SET  
POINT OF BEGINNING

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 ---

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

FINAL PLAT

**ROCKWALL - CCA  
ADDITION**

LOT 1R & LOT 2, BLOCK A

BEING 110.38 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
Case No: P2022-029

**Bowman**

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1200 West Magnolia Blvd., Suite 300  
Fort Worth, TX 76104  
Phone: (214) 484-8886  
www.bowman.com  
TBPELS #10120600

Bowman Job No.: 210146    Drawn By: RAH    Sheet: 4 of 5



PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 110.38 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 110.38 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "RPLS 5034" found 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, 1584.55 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set (hereafter referred to as CIRS) at the beginning of a tangent curve;  
2. northerly, coincident with said tangent curve, concave to the east, having 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 CIRS at the beginning of a non-tangent curve;  
3. northerly, coincident with said non-tangent curve, concave to the west, having a radius of 1005.00 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 CIRS at the northwest corner of said Lot 1;

THENCE NORTH 88 degrees 23 minutes 11 seconds EAST, 1986.62 feet with the north line of said Lot 1 and the north line of said ISD Tract to a CIRS;

THENCE the following five (5) calls through the interior of said ISD Tract:  
1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.73 feet to a tangent curve;  
2. southerly, coincident with said tangent curve, concave to the EAST, having a radius of 953.48 feet and a chord bearing and distance of SOUTH 13 degrees 50 minutes 10 seconds EAST, 402.19 feet, an arc length of 405.23 feet to the point of reverse curve;  
3. southerly, coincident with said reverse curve, concave to the west, having a radius of 2246.52 feet and a chord bearing and distance of SOUTH 08 degrees 29 minutes 30 seconds EAST, 1352.57 feet, an arc length of 1373.88 feet to the point of reverse curve;  
4. southerly, coincident with said reverse curve, concave to the east, having a radius of 453.48 feet and a chord bearing and distance of SOUTH 03 degrees 41 minutes 02 seconds WEST, 84.48 feet, an arc length of 84.60 feet;  
5. SOUTH 01 degree 39 minutes 38 seconds EAST, 52.52 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, 2381.77 feet with the south line of said ISD Tract to the POINT OF BEGINNING containing 110.38 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 - CCA ADDITION, LOT 1R & LOT 2, 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 1R & LOT 2, 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 \_\_\_\_\_, **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.

**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

**CERTIFICATE OF SURVEYOR**

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

I, THE UNDERSIGNED, A LSL & 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 relied upon as a final survey document. Released to the City for review. 2022-10

\_\_\_\_\_  
ROBERT A. HANSEN  
LSL & 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 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 \_\_\_\_\_, **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 - CCA  
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LOT 1R & LOT 2, BLOCK A

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**Bowman**

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1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8866  
Fort Worth, TX 76104 www.bowman.com  
TBPELS #10120600

Bowman Job No.: 210146 Drawn By: RAH Sheet: 5 of 5