



# 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 401 East Ralph Hall Parkway, Rockwall, TX 75032

SUBDIVISION A0064 E P G CHISUM, TRACT 17-01 LOT 1 BLOCK A

GENERAL LOCATION Northwest Corner East Ralph Hall Parkway and Mims Road

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

CURRENT ZONING AG CURRENT USE public school

PROPOSED ZONING AG PROPOSED USE public school

ACREAGE 10.664 LOTS [CURRENT] 1 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]

OWNER Rockwall ISD  APPLICANT Glenn Engineering

CONTACT PERSON Tim Lyssy CONTACT PERSON Robert Howman

ADDRESS 1050 Williams St., ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Irving, Tx 75038

PHONE Phone 972-771-0605 PHONE 972.989.2174

E-MAIL Tim.Lyssy@Rockwallisd.org E-MAIL rahowman@glenngineering.com

## NOTARY VERIFICATION [REQUIRED]

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

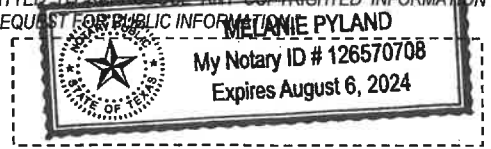
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 314.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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 13th DAY OF June, 2023.

OWNER'S SIGNATURE

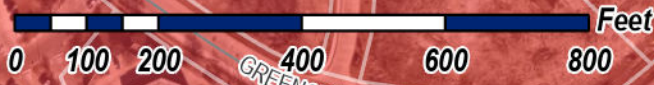
*[Handwritten Signature]*  
*Melanie Pyne*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

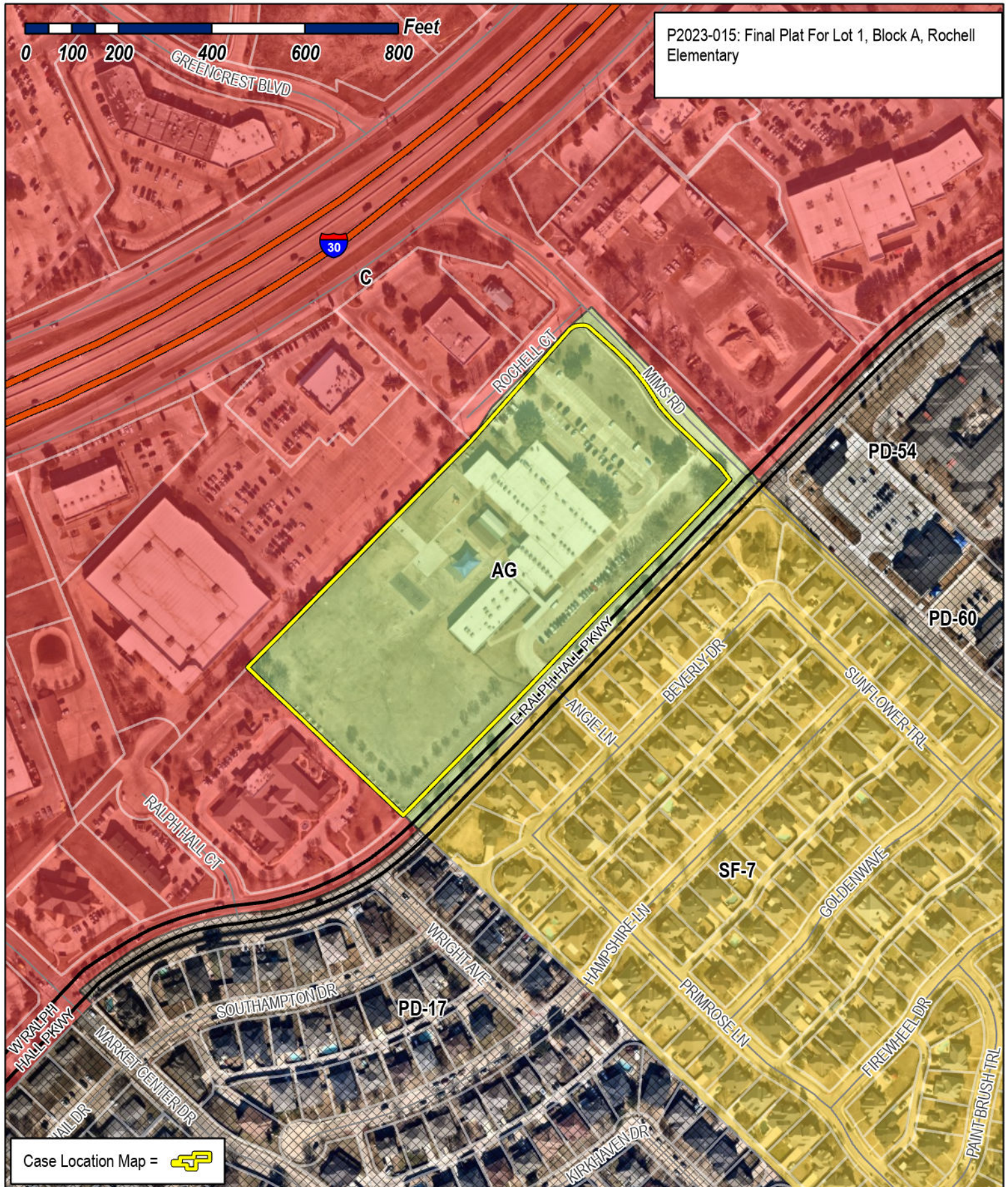


MY COMMISSION EXPIRES August 6, 2024





P2023-015: Final Plat For Lot 1, Block A, Rochell Elementary



Case Location Map = 



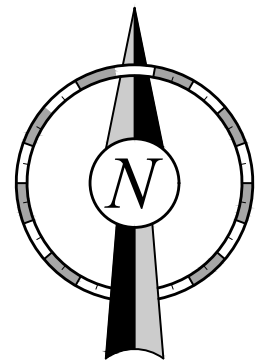
# City of Rockwall

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

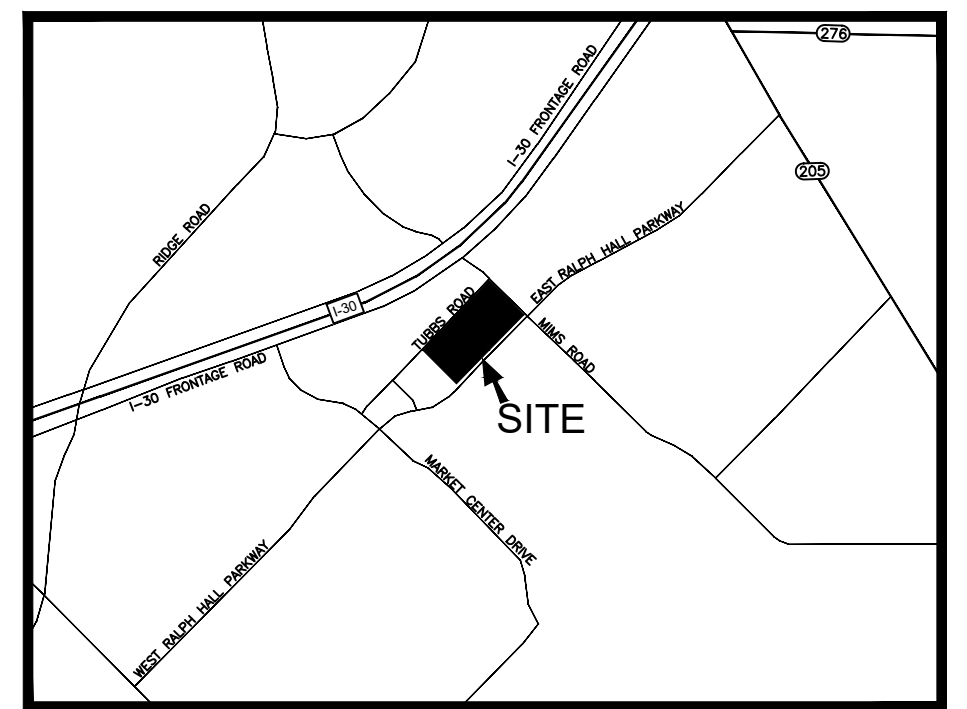
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







SCALE: 1" = 80'



**LOCATION MAP**  
NOT TO SCALE

**SURVEY LEGEND**

- |                            |   |                       |                            |
|----------------------------|---|-----------------------|----------------------------|
| <b>EXISTING FEATURES</b>   |   | <b>CONTROL LEGEND</b> |                            |
| BOUNDARY LINE              | —————   | ○                     | Property Corner (As Noted) |
| EASEMENT LINE              | - - - - -                                       |                       |                            |
| EXISTING LOT LINE          | —————   |                       |                            |
| <b>ABBREVIATION LEGEND</b> |   |                       |                            |
| D.R.R.C.T.                 | DEED RECORDS, ROCKWALL COUNTY, TEXAS            |                       |                            |
| O.P.R.R.C.T.               | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |                       |                            |
| P.R.R.C.T.                 | 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                              |                       |                            |

<b>ENGINEER:</b> 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	<b>SURVEYOR:</b> Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104	<b>OWNER:</b> Rockwall ISD 801 East Washington St. Rockwall Texas, 75087 (469) 698-7031 Contact: William Salee
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**LOT 1, BLOCK A**  
10.664 ACRES  
(464,533± SQ FT)  
E.P. GAINES CHISUM SURVEY  
ABSTRACT NO. 64

Line #	Length	Direction
L1	10.05'	N45°48'48"W
L2	196.23'	N44°05'46"E

Line #	Length	Direction
EL1	98.74'	N43°33'00"E
EL2	5.00'	N46°27'00"W
EL3	20.00'	N43°33'00"E
EL4	20.00'	S46°27'00"E
EL5	20.00'	S43°33'00"W
EL6	5.00'	N46°27'00"W
EL7	88.74'	S43°33'00"W
EL8	231.93'	S46°27'00"E
EL9	983.47'	N44°13'22"E
EL10	237.88'	N46°27'32"W
EL11	18.92'	S43°32'28"W
EL12	20.00'	N45°48'48"W
EL13	18.69'	N43°32'28"E
EL14	202.73'	N46°27'32"W
EL15	88.35'	S46°27'32"E
EL16	34.50'	N43°32'28"E
EL17	20.00'	S46°27'32"E
EL18	34.50'	S43°32'28"W
EL19	352.30'	S46°27'32"E

Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	N52°23'43"E	46.04'	46.21'	159.50'	16°35'54"
C2	N57°04'40"E	17.72'	17.74'	140.50'	7°13'58"

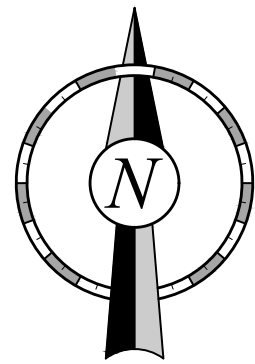
**FINAL PLAT**  
**ROCHELL ELEMENTARY**  
**SCHOOL ADDITION**

**LOT 1, BLOCK A**  
BEING 10.720 ACRES  
SITUATED WITHIN THE  
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

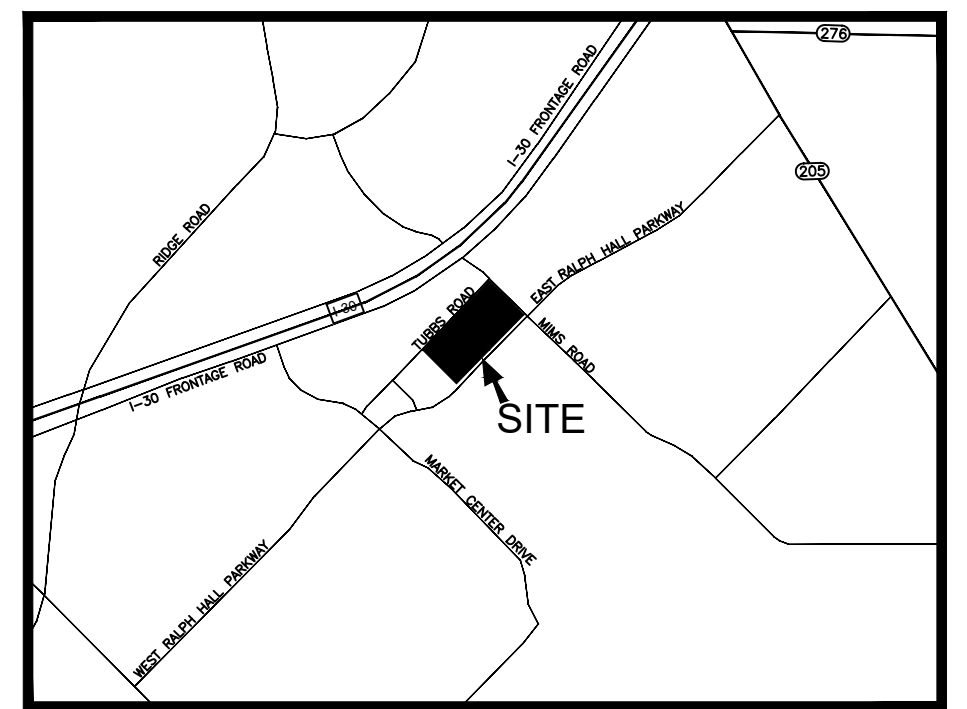
Case No: \*\*\*\*\*

**Bowman**

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



SCALE: 1" = 80'

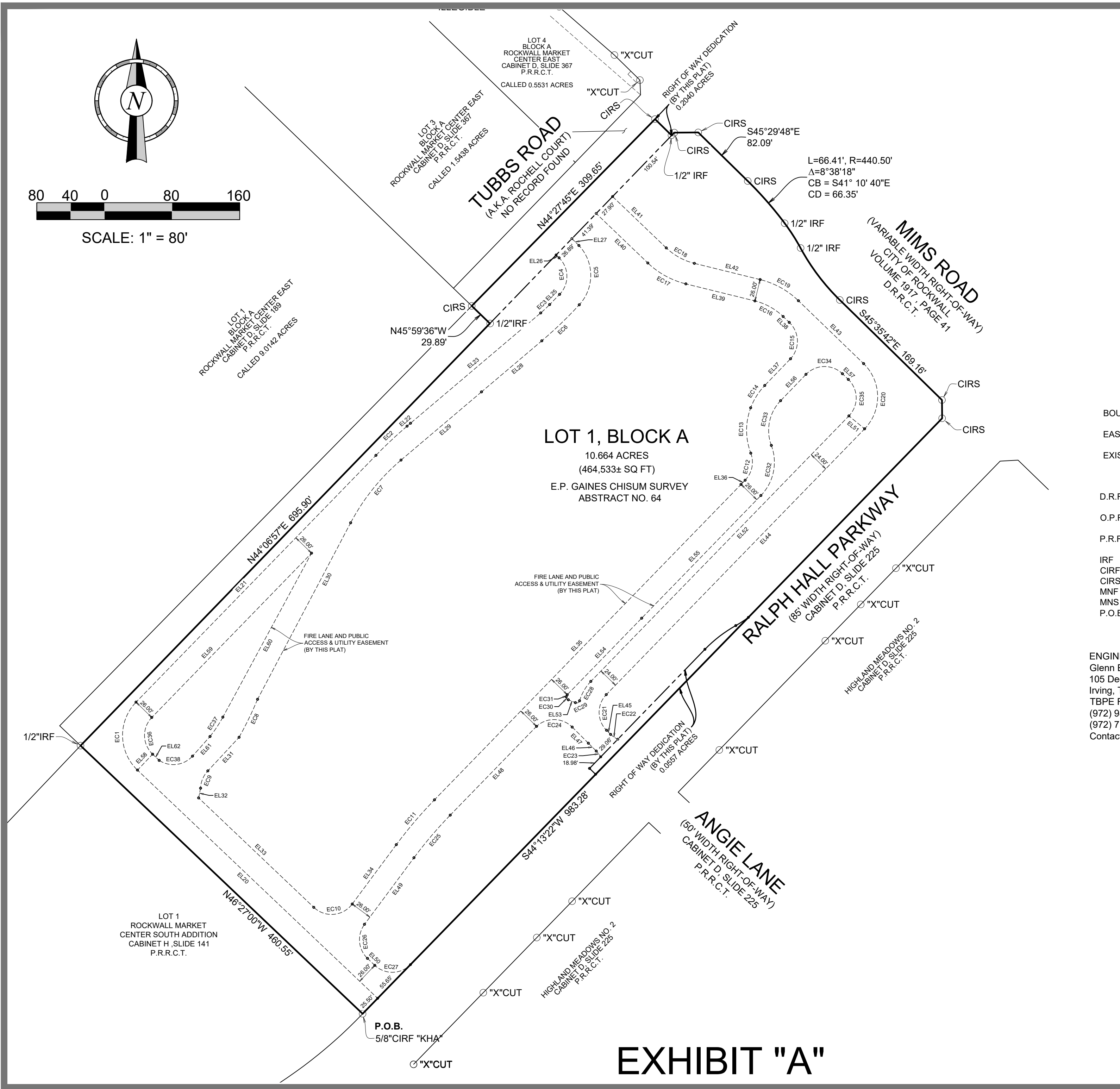


LOCATION MAP  
NOT TO SCALE

SURVEY LEGEND

<u>EXISTING FEATURES</u>		<u>CONTROL LEGEND</u>
BOUNDARY LINE		Property Corner (As Noted)
EASEMENT LINE		
EXISTING LOT LINE		
<u>ABBREVIATION LEGEND</u>		
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS	
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	
P.R.R.C.T.	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	

<b>ENGINEER:</b> 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	<b>SURVEYOR:</b> Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104	<b>OWNER:</b> Rockwall ISD 801 East Washington St. Rockwall Texas, 75087 (469) 698-7031 Contact: William Salee
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**LOT 1, BLOCK A**  
10.664 ACRES  
(464,533± SQ FT)  
E.P. GAINES CHISUM SURVEY  
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FINAL PLAT  
**ROCHELL ELEMENTARY  
SCHOOL ADDITION**

**LOT 1, BLOCK A**  
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: \*\*\*\*\*



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**EXHIBIT "A"**



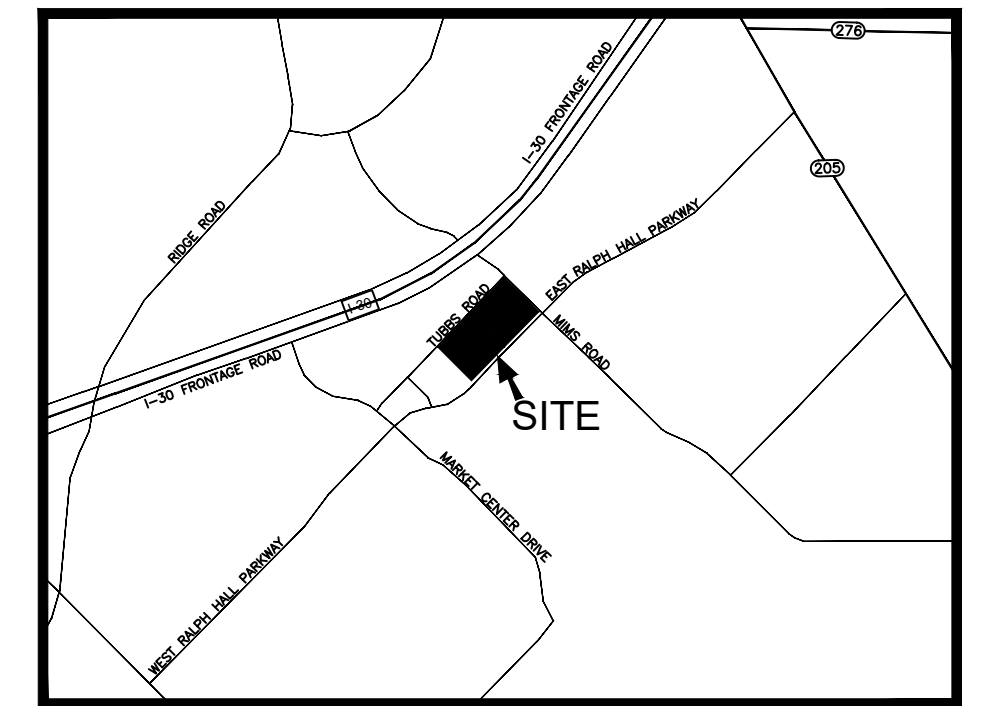
Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N1°13'11"W	80.44'	89.53'	56.47'	90°50'21"
EC2	N46°52'09"E	50.58'	50.60'	509.10'	5°41'40"
EC3	N46°57'37"E	14.56'	14.57'	150.50'	5°32'49"
EC4	N0°52'23"W	43.18'	47.97'	30.50'	90°07'10"
EC5	S0°23'37"E	70.11'	77.12'	51.50'	85°47'53"
EC6	S46°07'10"W	61.59'	61.63'	488.50'	7°13'41"
EC7	S38°46'12"W	95.28'	95.87'	250.50'	21°55'38"
EC8	S25°54'54"W	49.94'	49.97'	434.49'	6°35'22"
EC9	S22°52'00"W	22.20'	22.70'	31.03'	41°54'44"
EC10	N85°04'05"E	45.67'	51.61'	30.50'	96°56'46"
EC11	N40°23'27"E	69.71'	69.76'	526.50'	7°35'30"
EC12	N11°46'31"E	32.70'	34.51'	30.50'	64°49'22"
EC13	N0°06'02"W	53.68'	54.88'	75.42'	41°41'34"
EC14	N32°12'52"E	31.23'	31.45'	76.50'	23°33'07"
EC15	N2°01'43"W	43.07'	47.82'	30.51'	89°48'52"
EC16	N61°05'01"W	38.23'	38.67'	73.50'	30°08'54"
EC17	N61°11'09"W	51.41'	52.00'	99.50'	29°56'37"
EC18	S61°11'09"E	37.98'	38.41'	73.50'	29°56'38"
EC19	S61°05'01"E	51.75'	52.36'	99.50'	30°08'54"
EC20	S0°54'41"E	77.21'	85.79'	54.50'	90°11'46"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S0°27'20"E	42.16'	46.75'	30.00'	89°17'04"
EC22	S55°41'58"E	10.25'	10.30'	30.00'	19°39'53"
EC23	N37°20'30"W	8.67'	8.71'	27.42'	18°11'59"
EC24	N88°50'45"W	42.25'	46.64'	30.57'	87°24'02"
EC25	S40°23'27"W	66.27'	66.32'	500.50'	7°35'30"
EC26	S4°55'55"E	40.44'	44.21'	30.50'	83°03'14"
EC27	N88°52'56"E	42.17'	46.77'	30.00'	89°19'07"
EC28	S30°05'41"W	26.53'	26.79'	55.61'	27°36'22"
EC29	S66°20'30"W	5.38'	6.14'	3.50'	100°34'41"
EC30	N35°05'01"W	4.26'	4.58'	3.50'	74°56'48"
EC31	N25°18'46"E	2.75'	2.79'	4.77'	33°33'37"
EC32	N11°46'27"E	60.57'	63.93'	56.50'	64°49'31"
EC33	N11°40'34"E	53.99'	56.96'	50.50'	64°37'45"
EC34	N88°59'26"E	43.13'	47.91'	30.50'	90°00'00"
EC35	S0°54'41"E	43.21'	48.01'	30.50'	90°11'46"
EC36	N1°17'33"W	43.46'	48.39'	30.47'	91°00'29"
EC37	S33°39'04"W	27.51'	27.54'	163.34'	9°39'39"
EC38	S82°43'49"W	39.78'	43.28'	30.67'	80°51'36"

Line Table		
Line #	Length	Direction
EL20	392.05'	N46°27'31"W
EL21	407.24'	N44°11'12"E
EL22	5.25'	N49°25'35"E
EL23	201.96'	N49°44'01"E
EL25	16.89'	N44°11'12"E
EL26	4.91'	N45°55'58"W
EL27	11.62'	S45°39'59"E
EL28	93.57'	S49°44'01"W
EL29	124.75'	S49°44'01"W
EL30	236.10'	S27°48'23"W
EL31	54.33'	S42°53'44"W
EL32	11.73'	S11°04'57"W
EL33	187.97'	S46°27'31"E
EL34	87.48'	N36°35'42"E
EL35	520.44'	N44°11'12"E
EL36	7.00'	N44°11'12"E
EL37	43.92'	N43°58'59"E
EL38	9.97'	N46°00'34"W
EL39	84.12'	N76°09'28"W
EL40	84.63'	N46°12'52"W

Line Table		
Line #	Length	Direction
EL41	87.96'	S46°16'18"E
EL42	80.14'	S76°09'28"E
EL43	107.14'	S46°00'34"E
EL44	438.66'	S44°11'12"W
EL45	6.87'	S45°05'52"E
EL46	13.18'	N45°05'52"W
EL47	27.03'	N45°05'52"W
EL48	146.48'	S44°11'12"W
EL49	98.08'	S36°35'42"W
EL50	11.97'	S46°27'34"E
EL51	24.08'	N50°34'37"W
EL52	438.17'	S44°11'12"W
EL53	9.05'	N67°57'47"W
EL54	126.34'	N44°11'12"E
EL55	202.44'	N44°11'12"E
EL56	43.33'	N43°59'26"E
EL57	9.66'	S46°00'34"E
EL58	26.00'	N43°32'28"E
EL59	271.21'	N44°11'12"E
EL60	220.63'	S28°23'25"W

Line Table		
Line #	Length	Direction
EL61	31.14'	S41°41'40"W
EL62	10.67'	N46°27'56"W



**LOCATION MAP**  
NOT TO SCALE

SURVEY LEGEND

- |                          |                            |
|--------------------------|----------------------------|
| <b>EXISTING FEATURES</b> | <b>CONTROL LEGEND</b>      |
| BOUNDARY LINE            | Property Corner (As Noted) |
| EASEMENT LINE            |                            |
| EXISTING LOT LINE        |                            |

ABBREVIATION LEGEND

- |              |   |
|--------------|---|
| D.R.R.C.T.   | DEED RECORDS, ROCKWALL COUNTY, TEXAS            |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T.   | 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                              |

<b>ENGINEER:</b> 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	<b>SURVEYOR:</b> Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104	<b>OWNER:</b> Rockwall ISD 801 East Washington St. Rockwall Texas, 75087 (469) 698-7031 Contact: William Salee
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FINAL PLAT

**ROCHELL ELEMENTARY  
SCHOOL ADDITION**

LOT 1, BLOCK A

BEING 10.720 ACRES  
SITUATED WITHIN THE  
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: \*\*\*\*\*

**Bowman**

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

Bowman Job No.: 210596	Drawn By: RAH	Sheet: 3 of 4
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PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 10.720 acre tract of land situated within the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being a portion of four tracts of land as described in the deeds to the Rockwall Independent School District recorded in Volume 137, Pages 217 & 214, Volume 1078, Page 146 and Volume 1074, Page 214 all of the Deed Records of Rockwall County, Texas (hereafter referred to as the RISD Parcel). Said 10.720 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at 5/8-inch capped iron rod stamped "KHA" found at the south corner of said RISD Parcel, being the east corner of Lot 1 of Rockwall Market Center South Addition recorded in Cabinet H, Slide 141 of the Plat Records of Rockwall County, Texas and being on the northwest right of way line of Ralph Hall Parkway, a 85-foot right of way, as dedicated on the plat titled "Highland Meadows No. 2" recorded in Cabinet D, Slide 225 of said Plat Records;

THENCE NORTH 46 degrees 27 minutes 00 seconds WEST, 460.55 feet with the southwest line of said RISD Parcel and being the northeast line of said Lot 1 to a 1/2-inch iron rod found at the northeast corner of said Lot 1, being on the southeast line of Lot 1, Block A of the plat titled "Rockwall Market Center East" recorded in Cabinet D, Slide 189 of said Plat Records;

THENCE NORTH 44 degrees 06 minutes 57 seconds EAST, 695.90 feet with the southeast line of said Block A to a 1/2-inch iron rod found;

THENCE NORTH 45 degrees 59 minutes 36 seconds WEST, 29.89 feet with said Block A to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at its intersection with the centerline of Tubbs Road, also known as Rochell Court, no record found;

THENCE NORTH 44 degrees 27 minutes 45 seconds EAST, 309.65 feet with the centerline of said Tubbs Road to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said RISD Parcel;

THENCE SOUTH 45 degrees 32 minutes 15 seconds EAST, 27.53 feet with the east line of said RISD Parcel to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the west right of way line of Mims Road, a variable width right of way, as described in the deed to the City of Rockwall recorded in Volume 1917, Page 41 of said Deed Records;

THENCE the following eight (8) calls coincident with the west right of way line of said Mims Road:  
1. NORTH 44 degrees 26 minutes 47 seconds EAST, 4.66 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;  
2. NORTH 89 degrees 28 minutes 29 seconds EAST, 28.27 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;  
3. SOUTH 45 degrees 29 minutes 48 seconds EAST, 82.09 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the beginning of a non-tangent curve;  
4. southeasterly, coincident with said non-tangent curve, concave to the southwest, having a radius of 440.50 feet and a chord bearing and distance of SOUTH 41 degrees 10 minutes 40 seconds EAST, 66.35 feet, an arc length of 66.41 feet to a 1/2-inch iron rod found at the beginning of a compound curve;  
5. southeasterly, coincident with said compound curve, concave to the southwest, having a radius of 240.50 feet and a chord bearing and distance of SOUTH 32 degrees 41 minutes 35 seconds EAST, 34.94 feet, an arc length of 34.97 feet to the beginning of a non-tangent curve;  
6. southeasterly, coincident with said non-tangent curve, concave to the northeast, having a radius of 259.50 feet and a chord bearing and distance of SOUTH 37 degrees 03 minutes 40 seconds EAST, 77.02 feet, an arc length of 77.31 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;  
7. SOUTH 45 degrees 35 minutes 42 seconds EAST, 169.16 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;  
8. SOUTH 00 degrees 33 minutes 47 seconds EAST, 21.62 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the northwest right of way line of said Ralph Hall Parkway;

THENCE SOUTH 44 degrees 13 minutes 22 seconds WEST, 983.28 feet with the northwest right of way line of said Ralph Hall Parkway to the POINT OF BEGINNING containing 10.720 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, 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 **ROCHELL ELEMENTARY SCHOOL ADDITION, LOT 1, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
*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.
- 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 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 relied upon as a final survey document. Released to the City for review. 2023-05

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

**STATE OF TEXAS  
COUNTY OF TARRANT**

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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
*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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
*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

**ROCHELL ELEMENTARY SCHOOL ADDITION**

LOT 1, BLOCK A

BEING 10.720 ACRES  
SITUATED WITHIN THE  
E.P. GAINES CHISUM SURVEY, ABSTRACT NUMBER 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: \*\*\*\*\*

**Bowman**

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1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8888  
Fort Worth, TX 76104 www.bowman.com  
TBPELS #10120600

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