

FINAL PLAT

ROCKWALL COUNTY LAW ENFORCEMENT CENTER

CITY OF ROCKWALL

B.F. BOYDSTUN SURVEY ABSTRACT NO. 52
B.J.T. LEWIS SURVEY ABSTRACT NO. 225
 ROCKWALL COUNTY, TEXAS

COUNTY OF ROCKWALL OWNER
 COUNTY COURT HOUSE (722-5152) ROCKWALL TEXAS 75087

B.L.S. & ASSOCIATES INC. (722-3036) SURVEYORS
 RT. 1 BOX 142-E, SIDES ROAD ROCKWALL TEXAS 75087

SCALE 1" = 100' FEBRUARY 20 1987



OWNERS CERTIFICATE
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 Whereas, County of Rockwall, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
 Being, a tract of land situated in the B.F. Boydston Survey, Abstract No. 52 and the B.J.T. Lewis Survey, Abstract No. 225, County of Rockwall, Rockwall County, Texas, and being that tract as recorded in Volume 63, Page 644, Deed of Trust Records of Rockwall County, Texas, and being more particularly described as follows:
 Beginning, at a point on the West line of High School Drive, and also being the Northeast corner of said tract recorded in Vol. 63, Page 644, an iron stake for corner;
 Thence, S.0°26'56"W., along the West line of High School Drive, a distance of 611.25 feet to an iron stake for corner;
 Thence, S.89°24'47"W., leaving the said West line of High School Drive, and along the South line of a 20' foot Easement, a distance of 741.86 feet to an iron stake for corner;
 Thence, N.0°35'13"W., a distance of 257.94 feet to an iron stake for corner;
 Thence, N.81°58'57"W., a distance of 117.79 feet to a point on the Southeast line of the M.K.&T. Railroad R.O.W., an iron stake for corner;
 Thence, in a Northeasterly direction and along the Southeast line of the M.K.&T. Railroad R.O.W., and around a curve having a central angle of 9°29'26", a radius of 2789.84 feet, a distance of 462.11 feet to the end of said curve, an iron stake corner;
 Thence, N.89°22'34"E., leaving the said Southeast line of the M.K.&T. Railroad R.O.W., a distance of 553.75 feet to the PLACE OF BEGINNING and containing 10.263 acres of land.
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, County of Rockwall, being owner, does hereby adopt this plat designating the herein above described property as ROCKWALL COUNTY LAW ENFORCEMENT CENTER, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility in shall have the right to remove 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 systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 grades of streets in this addition. A) 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. B) 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, not shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS our hand at Rockwall, Texas this 30 day of June A.D. 1987.
 BY William B. Lofland County Judge

STATE OF TEXAS
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared William B. Lofland, 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 herein expressed.
 GIVEN under my hand and seal of office this 30 day of June A.D. 1987

Bob O. Brown
 Notary Public for the State of Texas
 My Commission Expires 3-12-91

SURVEYORS CERTIFICATE
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown
 Bob O. Brown, Registered Public Surveyor No. 1744
 COUNTY OF ROCKWALL

STATE OF TEXAS
 Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 herein expressed.
 GIVEN under my hand and seal of office this 12 day of July A.D. 1987

Madame Brown
 Notary Public for the State of Texas
 My Commission Expires 3-23-91

RECOMMENDED FOR FINAL APPROVAL:
 City Manager
 APPROVED:
 Chairman Planning and Zoning Commission

I hereby certify that the above and foregoing plat of ROCKWALL COUNTY LAW ENFORCEMENT CENTER to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall, Texas on the

18th day of May A.D. 1987.

WITNESS our hand this
 4th day of August A.D. 1987.

John Meier Mayor
James Cook City Secretary



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Rockwall Correctional Addition** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **Rockwall Correctional Addition** have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself.

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: ROCKWALL COUNTY

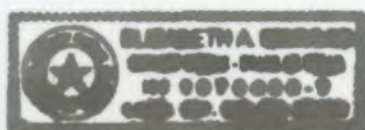
Dennis Bailey
Dennis Bailey, County Commissioner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dennis Bailey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of July, 2020.

Elizabeth A Morgan
Notary Public in and for the State of Texas



SURVEYOR'S STATEMENT

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

Dated this the 17th day of July, 2020.

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

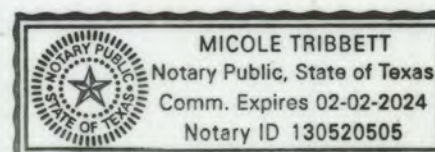


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of July, 2020.

Micole Tribbett
Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/05/2020 09:48:15 AM
\$.00
2020000017628

Shelli Miller

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

THENCE with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 5/8" iron rod w/ "KHA" cap set in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet;

THENCE with said southeast right-of-way line, the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 5/8" iron rod w/ "KHA" cap set in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;

North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

THENCE with said west right-of-way line, the following courses and distances:

South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;

South 1°35'56" West, a distance of 611.25 feet to the **POINT OF BEGINNING** and containing 13.3597 acres or 581,950 square feet of land.

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

_____ Date

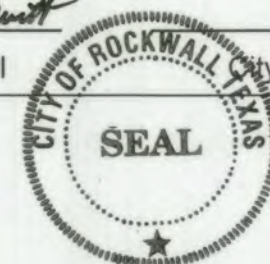
APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 27th day of July, 2020.

J. Smith
Mayor, City of Rockwall



Kristy Cole
City Secretary

Amy Williams, P.E.
City Engineer

FINAL PLAT

**LOT 2, BLOCK A, ROCKWALL LAW ENFORCEMENT CENTER ADDITION
BEING A REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE CHRISTIAN ADDITION
AND LOT 1, BLOCK A, ROCKWALL CORRECTIONAL ADDITION
CONTAINING A TOTAL OF 13.3597 ACRES**

**SITUATED IN THE CEDAR GROVE CHRISTIAN CHURCH ADDITION
AND SITUATED IN THE ROCKWALL LAW ENFORCEMENT CENTER ADDITION
ADDITIONS TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

N.M. BALLARD SURVEY, ABSTRACT NO. 48, R. BALLARD SURVEY, ABSTRACT NO. 29

**B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

CASE NO. P2020-023

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD/MTC	JAD	JULY 2020	064510401	3 OF 3

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

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