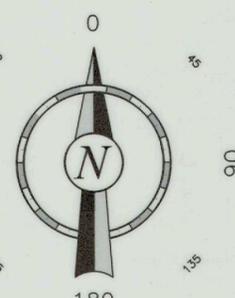
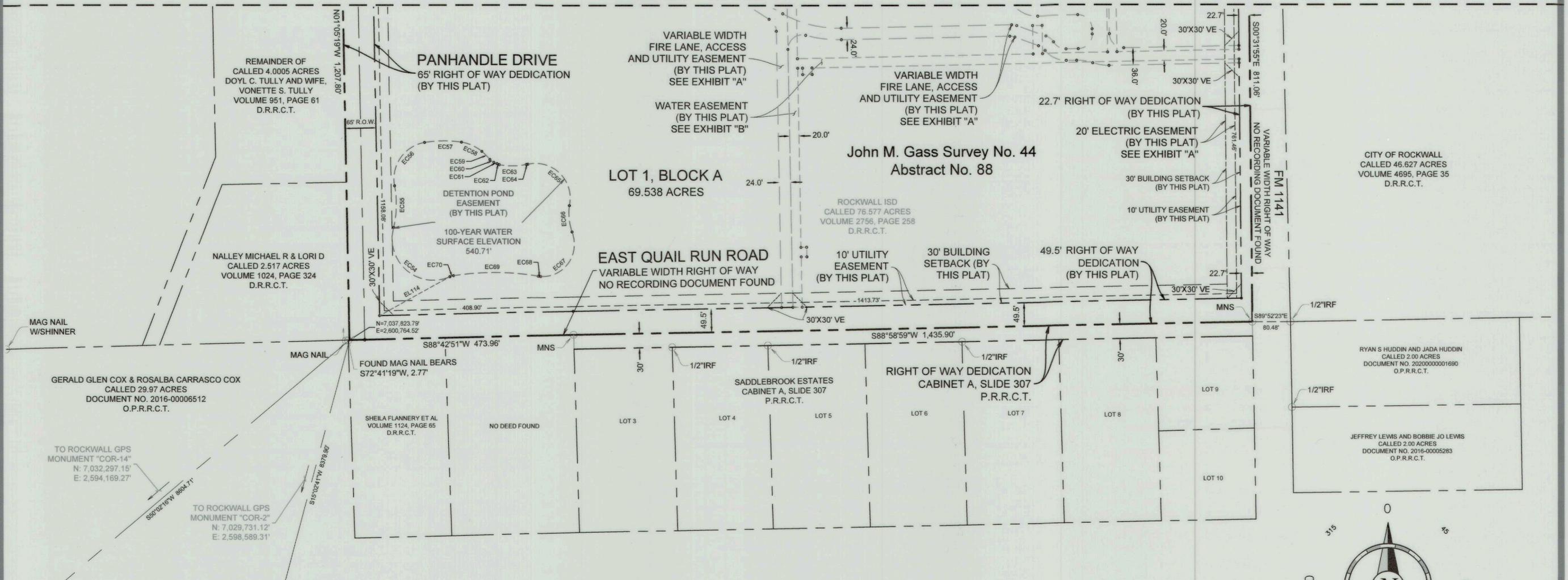


Match Line - See Sheet 1



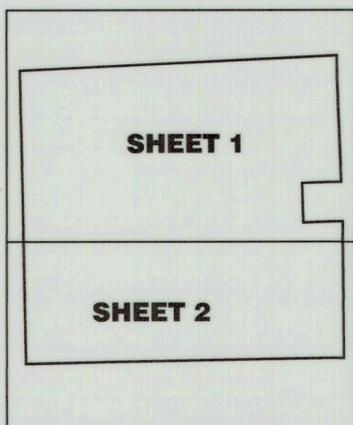
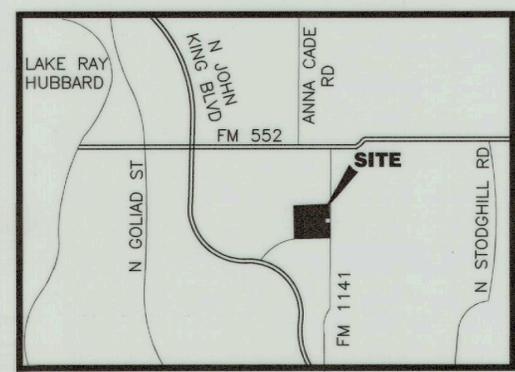
SCALE: 1" = 150'

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"

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



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

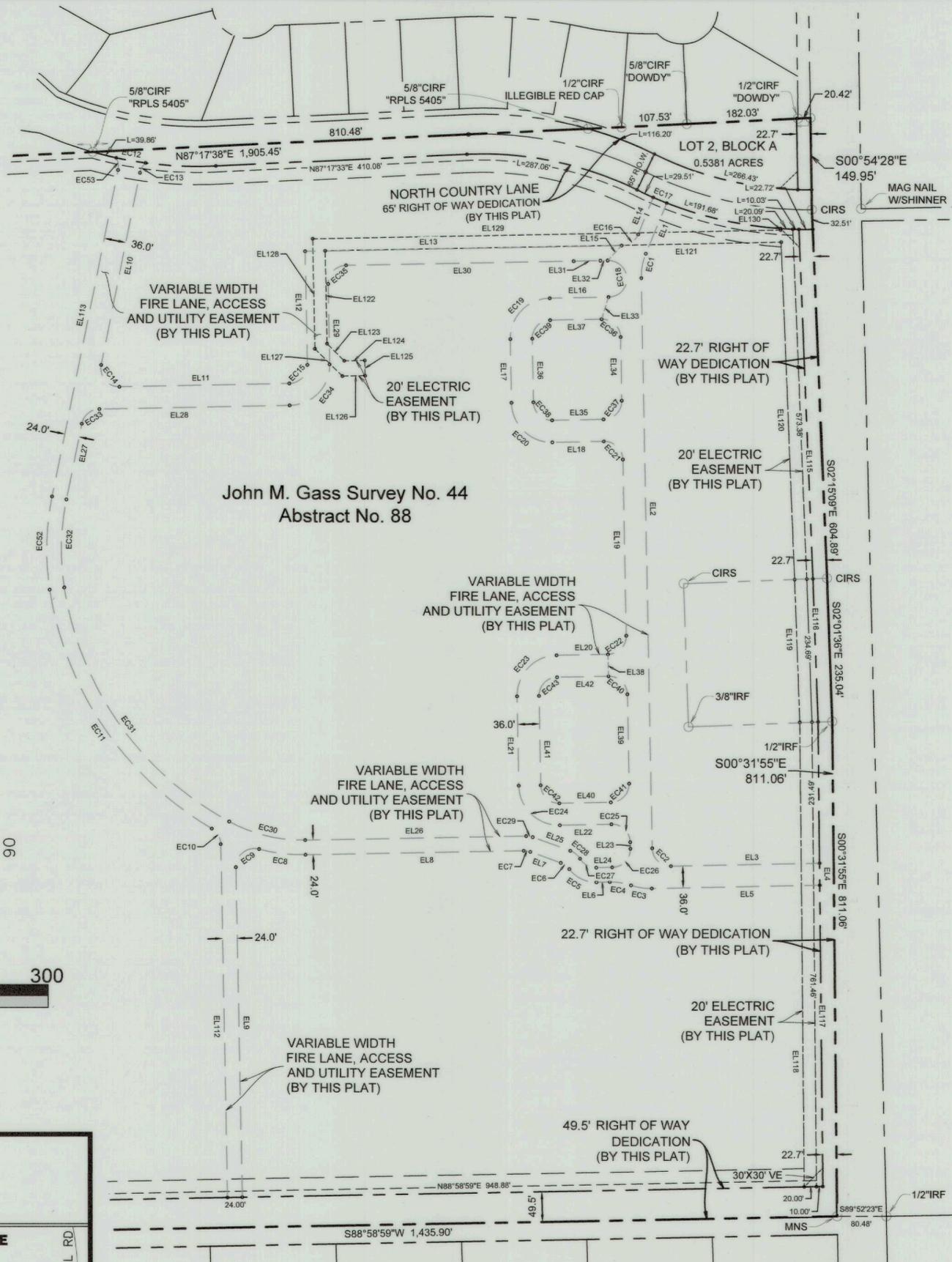
ROCKWALL I.S.D. ADDITION

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

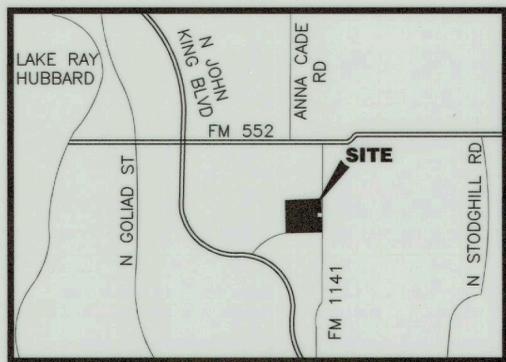
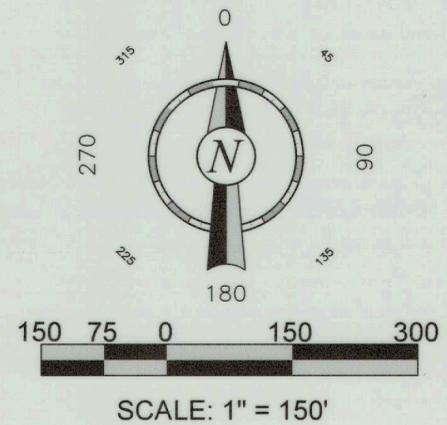
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1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104 Phone: (214) 484-8586 www.bowman.com
TBPELS #10120600

Bowman Job No.: 210146



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



LOCATION MAP
NOT TO SCALE

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

ENGINEER:
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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

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS		
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS		
PLAT RECORDS ROCKWALL COUNTY, TEXAS		
IRF	IRON ROD FOUND	PROPOSED ROW LINE
CIRF	CAPPED IRON ROD FOUND AS NOTED	EXISTING LOT LINE
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	PROPOSED CENTERLINE
MNF	MAG NAIL FOUND	BUILDING SETBACK LINE
MNS	MAG NAIL SET	PROPOSED EASEMENT LINE AS NOTED
P.O.B.	POINT OF BEGINNING	PROPOSED FIRE LANE EASEMENT
A.E.	ACCESS EASEMENT	PREVIOUS TRACT LINE
B.L.	BUILDING LINE	BOUNDARY 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	

FINAL PLAT

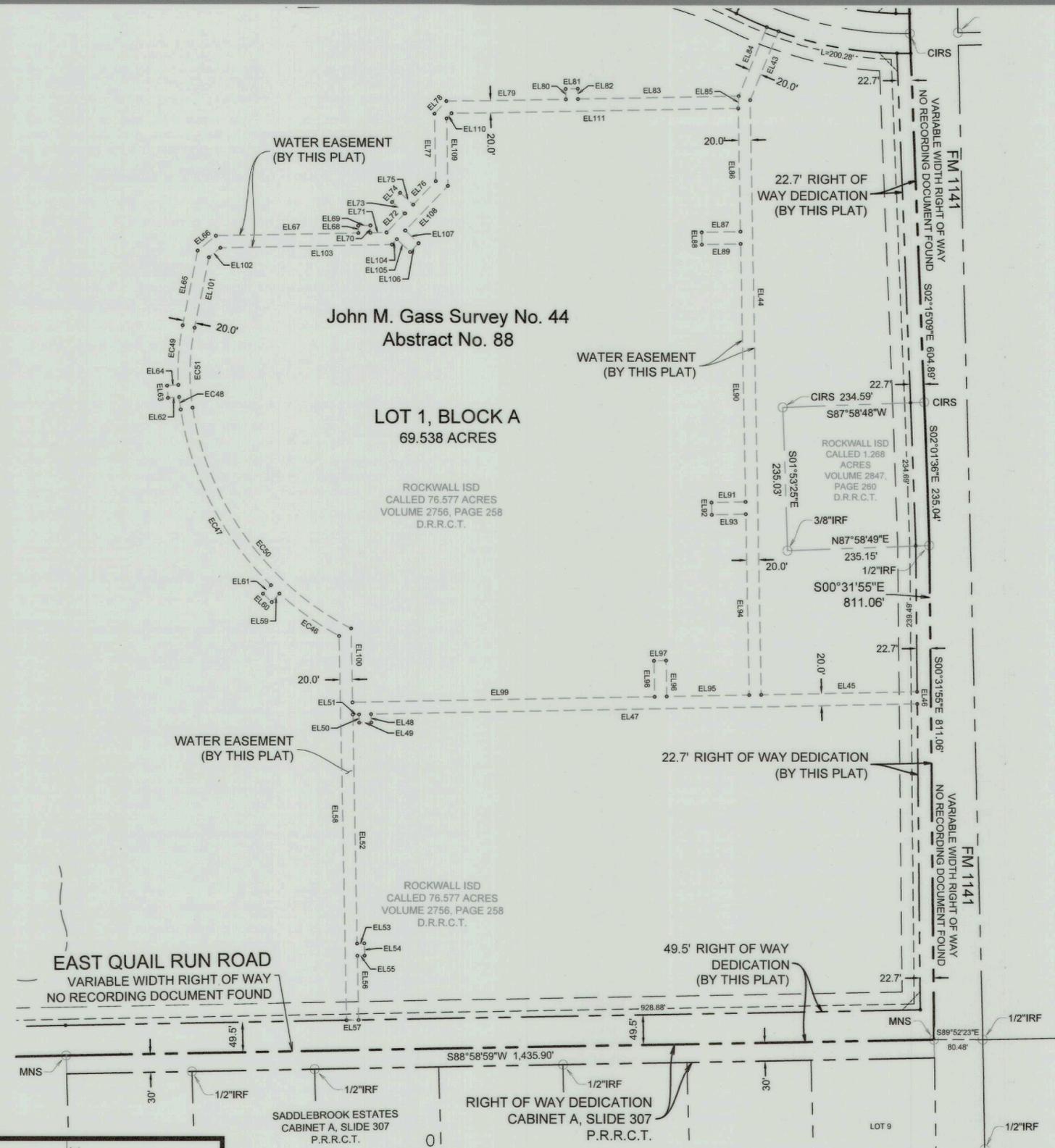
**ROCKWALL I.S.D.
ADDITION**

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 "A"



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

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS

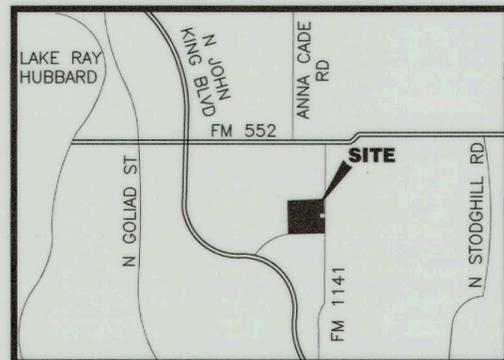
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

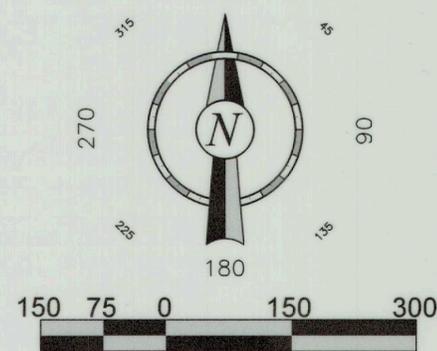
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
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- W.E. WATER LINE EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- DIM DIMENSION
- V.E. VISIBILITY EASEMENT

- 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

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



LOCATION MAP
 NOT TO SCALE



SCALE: 1" = 150'

EXHIBIT "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

Bowman

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 TBPELS #10120600

Bowman Job No.: 210146 Sheet: 4 of 6 Drawn By: RAH Case No: P2022-058

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	540.99'	S1°03'39"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	N82°59'06"W	77.07'	77.32'	277.75'	15°57'03"
EC9	S51°56'15"W	47.92'	55.50'	30.00'	105°59'47"
EC10	N30°15'50"W	29.27'	30.58'	30.00'	58°24'23"
EC11	N34°02'43"W	473.07'	488.95'	551.00'	50°50'38"
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"

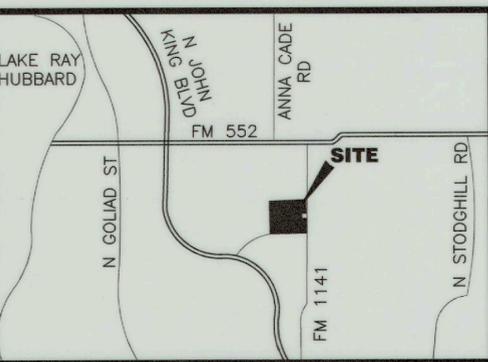
Line Table		
Line #	Length	Direction
EL61	19.01'	N43°06'14"E
EL62	18.54'	S85°47'38"W
EL63	20.00'	N4°12'22"W
EL64	18.54'	N85°47'38"E
EL65	124.37'	N11°28'40"E
EL66	38.23'	N50°12'31"E
EL67	236.20'	N88°56'21"E
EL68	12.00'	N1°03'39"W
EL69	20.00'	N88°56'21"E
EL70	12.00'	S1°03'39"E
EL71	26.70'	N88°56'21"E
EL72	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
EL112	579.29'	N1°03'39"W
EL113	545.64'	N11°28'40"E
EL114	169.67'	N61°22'26"E
EL115	574.07'	S2°15'09"E
EL116	234.54'	S2°01'36"E
EL117	761.41'	S0°31'55"E
EL118	761.32'	N0°31'55"W
EL119	234.24'	N2°01'36"W
EL120	553.56'	N2°15'09"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC63	S89°35'24"W	57.09'	57.48'	142.28'	23°08'45"
EC64	S82°25'29"W	3.56'	3.56'	72.72'	2°48'20"
EC65	N45°04'56"W	122.75'	145.94'	72.88'	114°44'23"
EC66	N5°46'49"W	55.64'	56.14'	121.17'	26°32'49"
EC67	N35°23'04"E	114.34'	136.04'	67.80'	114°57'32"
EC68	S85°04'43"E	4.94'	4.94'	53.56'	5°17'07"
EC69	S89°40'53"E	179.05'	179.77'	580.07'	17°45'24"
EC70	N73°55'34"E	7.90'	7.93'	30.21'	15°01'42"

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"
EC52	N1°25'38"E	152.18'	152.97'	436.00'	20°06'05"
EC53	N8°16'15"W	20.27'	20.68'	30.00'	39°29'50"
EC54	S48°58'32"E	157.61'	196.74'	87.23'	129°13'31"
EC55	S1°19'29"W	87.46'	88.09'	211.80'	23°49'50"
EC56	S34°57'50"W	111.06'	123.69'	77.79'	91°06'32"
EC57	S89°35'17"W	77.95'	78.28'	247.26'	18°08'20"
EC58	N65°41'58"W	47.34'	47.93'	87.79'	31°17'11"
EC59	N44°22'16"W	23.98'	24.02'	121.02'	11°22'14"
EC60	N54°56'07"W	10.18'	10.20'	42.56'	13°44'08"
EC61	N68°39'38"W	7.35'	7.37'	35.07'	12°02'09"
EC62	N65°39'50"W	5.30'	5.36'	9.90'	31°02'04"



LOCATION MAP
NOT TO SCALE

Line Table		
Line #	Length	Direction
EL121	745.94'	S88°56'21"W
EL122	152.43'	S1°03'39"E
EL123	39.90'	S45°00'00"E
EL124	33.58'	N88°56'20"E
EL125	25.00'	S1°03'40"E
EL126	37.27'	S88°56'20"W
EL127	63.42'	N45°00'00"W
EL128	180.50'	N1°03'39"W
EL129	765.52'	N88°56'21"E
EL130	2.35'	N2°15'09"W

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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

Bowman

© 2023 Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600
Phone: (214) 484-8586
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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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

7. 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

DAVID CARTER
 CHIEF FINANCIAL OFFICER

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 29th day of June, 2023.

Melanie Pyland
 Notary Public in and for the State of Texas My Commission Expires August 6th, 2024.



PLAT NOTES:

1. 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.
2. 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.
3. All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
4. Lot, block and ROW corners will be set after substantial completion of the infrastructure.
5. 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.

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSL&S & 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.

Robert A. Hansen
 ROBERT A. HANSEN
 LSL&S & REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 6439
 RHANSEN@BOWMAN.COM
 DATE: 5-23-2023



STATE OF TEXAS
 COUNTY OF TARRANT

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 23 day of MAY, 2023.

Justin Palmer
 JUSTIN PALMER
 Notary Public, State of Texas
 Comm. Expires 02-27-2027
 422269



GENERAL NOTES:

1. 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.
2. Site is zoned Planned Development 94 (PD-94) District for Neighborhood Services (NS) District land uses.
3. "Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 06/30/2023 11:40:34 AM
 \$300.00
 20230000010725

Jennifer Fogg



RECOMMENDED FOR FINAL APPROVAL:

[Signature] 6-13-2023
 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 31st day of January, 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 13th day of June, 2023.

[Signature]
 Mayor, City of Rockwall
[Signature]
 City Secretary
[Signature]
 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
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 Contact: Robert Howman

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

Bowman Job No.: 210146

FINAL PLAT

ROCKWALL I.S.D.
ADDITION

LOTS 1 AND 2, BLOCK A
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 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
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