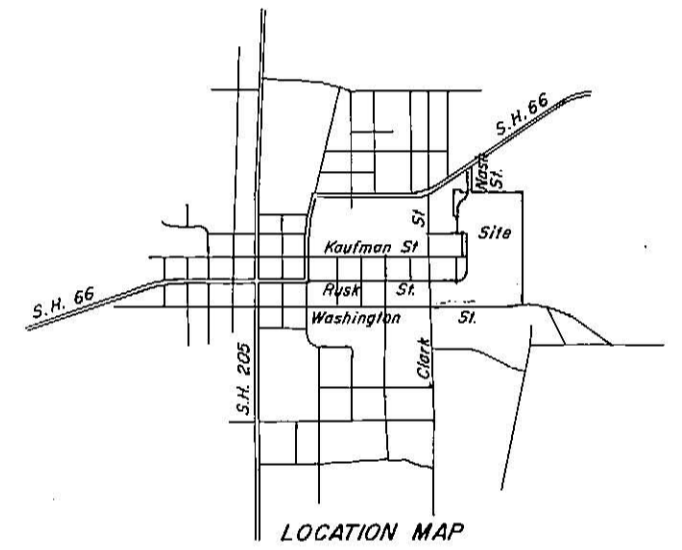
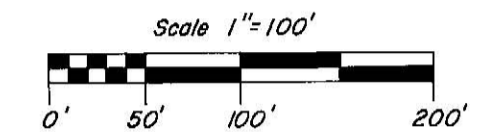
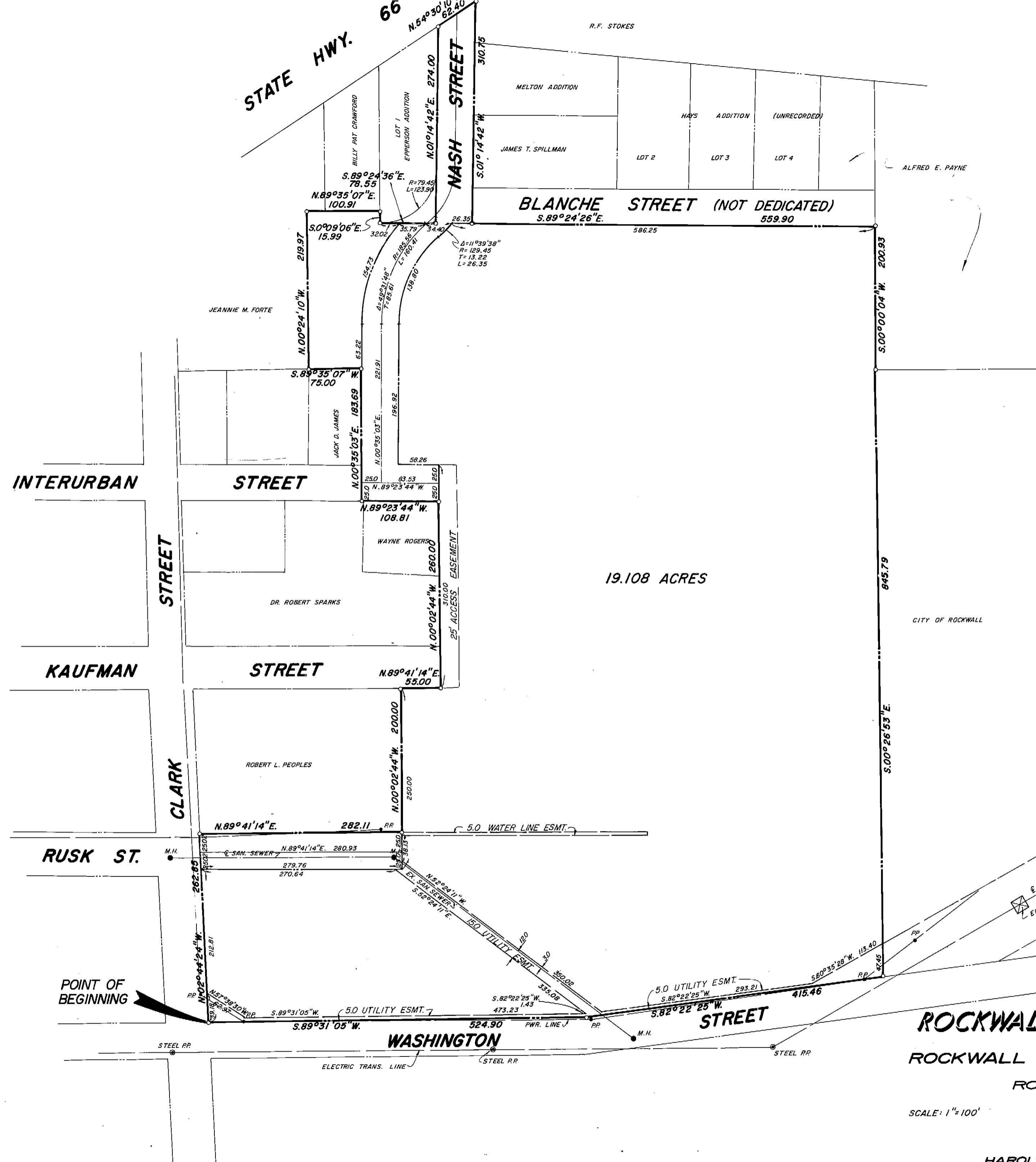


Rockwall School I



ROCKWALL SCHOOL ADDITION NO. 1
 OWNER
ROCKWALL INDEPENDANT SCHOOL DISTRICT
 ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100' DATE: JANUARY, 1982

HAROLD L. EVANS.....CONSULTING ENGINEER
 2331 GUS THOMASSON ROAD 328-8133 DALLAS, TEXAS 75228

OWNER'S CERTIFICATE

WHEREAS, the Rockwall Independent School District is the owner of a tract or parcel of land situated in 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 those tracts of land conveyed to Rockwall Independent School District by deeds recorded in Volume 35, Page 206; Volume 35, Page 191; Volume 31, Page 74; Volume 52, Page 465; Volume 45, Page 151; Volume 45, Page 153; all in the Deed Records, Rockwall County, Texas, and being part of those tracts of land conveyed to Rockwall Independent School District by deeds recorded in Volume 126, Page 185; and Volume 45, Page 217; both of the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the North line of Washington Street with the East line of Clark Street; THENCE: North 2° 44' 24" West a distance of 262.85 feet with said line of Clark Street to an iron rod set for a corner, said iron rod being on the South line of that tract of land conveyed to Robert L. Peoples by deed recorded in Volume 71, Page 104, Deed Records, Rockwall County, Texas; THENCE: North 89° 41' 14" East a distance of 282.11 feet with the South line of said Peoples tract to an iron rod set for a corner at the Southeast corner of said Peoples tract and the Southwest corner of that tract described in the above mentioned deed recorded in Volume 31, Page 74; THENCE: North 0° 02' 44" West a distance of 200.00 feet along the East line of said Peoples tract to an iron rod set for a corner on the South line of Kaufman Street and at the Northeast corner of said Peoples tract and the Northwest corner of said tract described in the above mentioned deed recorded in Volume 31, Page 74; THENCE: North 89° 41' 14" East a distance of 55.00 feet with said line of Kaufman Street to an iron rod set for a corner; THENCE: North 0° 02' 44" West crossing Kaufman Street and passing at 60.00 feet an iron rod found at the Southeast corner of that tract of land conveyed to Dr. Robert Sparks by deed recorded in the Deed Records, Rockwall County, Texas, and passing at 156.07 feet the most Easterly Northeast corner of said Sparks tract and the Southeast corner of that tract of land conveyed to Wayne Rogers by deed recorded in Volume 49, Page 163, Deed Records, Rockwall County, Texas, and continuing along the East line of said Rogers tract a total distance of 260.00 feet, to an iron rod at the Northeast corner of said Rogers tract and on the Easterly extension of the South line of Interurban Street; THENCE: North 89° 23' 44" West a distance of 108.81 feet along said extended line of Interurban Street to an iron rod at the Southwest corner of those two tracts conveyed as First Tract and Second Tract to Rockwall Independent School District by the above mentioned deed recorded in Volume 45, Page 151; THENCE: North 0° 35' 03" East passing at 50.00 feet the Southeast corner of that tract of land conveyed to Jack D. James by deed recorded in Volume 134, Page 349, Deed Records, Rockwall County, Texas, and continuing along the East line of said James tract a total distance of 183.69 feet to an iron rod set at the Northeast corner of said James tract; THENCE: South 89° 35' 07" West a distance of 75.00 feet along the North line of said James tract to an iron pipe found for the Northwest corner of said James tract and on the West line of that tract of land conveyed to Rockwall Independent School District by the above mentioned deed recorded in Volume 45, Page 217; THENCE: North 0° 24' 10" West a distance of 219.97 feet along the West line of said tract to an iron rod found for its Northwest corner; THENCE: North 89° 53' 07" East a distance of 100.91 feet along the North line of said tract recorded in Volume 45, Page 217 to an iron rod found for its Northeast corner and the Southeast corner of that tract of land conveyed to Billy Pat Crawford by deed recorded in the Deed Records, Rockwall County, Texas, and on the West line of Epperson Addition, an addition to the City of Rockwall, Texas, and recorded in the Plat Records, Rockwall County, Texas; THENCE: South 0° 09' 06" East a distance of 15.99 feet along the West line of said addition to an iron rod found at the Southwest corner of said addition and at a Northwest corner of that tract of land conveyed to Rockwall Independent School District by the above mentioned deed recorded in Volume 45, Page 153; THENCE: South 89° 24' 26" East a distance of 78.55 feet with the South line of said addition and a North line of said tract recorded in Volume 45, Page 153 to an iron rod at the Southeast corner of said addition; THENCE: North 1° 14' 42" East a distance of 274.00 feet along the East line of said addition and the most Northerly West line of said tract recorded in Volume 45, Page 153 to a point for a corner on the Southeast line of State Highway No. 66; THENCE: North 54° 30' 10" East a distance of 62.40 feet with said Southeast line to a point for a corner; THENCE: South 1° 14' 42" West a distance of 310.75 feet along the most Northerly East line of said tract recorded in Volume 45, Page 153 and the West line of Hays Addition, an unrecorded addition to the City of Rockwall to an iron rod on the South line of said addition and on the South line of Blanche Street, an undedicated roadway, and on the North line of said tract recorded in Volume 45, Page 153; THENCE: South 89° 24' 26" East a distance of 559.90 feet with said South lines and said North line to an iron rod found for the Northeast corner of said tract recorded in Volume 45, Page 153, and on the West line of that tract of land conveyed as Tract I and Tract II to Alfred E. Payne and wife Dorothy H. Payne by deed dated July 30, 1978, and recorded August 23, 1978, in the Deed Records, Rockwall County, Texas; THENCE: South 0° 00' 04" West a distance of 200.93 feet with the West line of said Payne tract to an iron rod found for the Southwest corner of said Payne tract and the Northwest corner of that tract of land in the name of the City of Rockwall; THENCE: South 0° 26' 53" East a distance of 845.79 feet with the West line of said City of Rockwall tract and along the East line of said Rockwall Independent School District tract to an iron rod found at the intersection of the East line of said Rockwall Independent School District and the West line of said City of Rockwall tract with the existing North line of Washington Street; THENCE: South 82° 22' 25" West a distance of 415.46 feet along said North line of Washington Street to an iron rod set for a corner at an angle point in said North line; THENCE: South 89° 31' 05" West a distance of 524.90 feet continuing along said North line to the Point of Beginning and Containing 19.108 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That the Rockwall Independent School District being owner, does hereby adopt this plat designating the hereinabove described property as Rockwall School Addition Number One, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. 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 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.

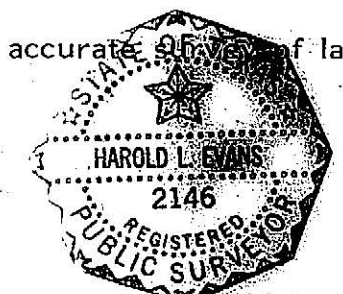
WITNESS OUR HANDS at Rockwall, Texas, this _____ day of _____, 1982, A.D.
Philip L. Nail President, Rockwall School Board of Directors
J. W. Wilkins Superintendent of Schools

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared _____ and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1982.

Notary Public in and for the State of Texas
Commission expires _____

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

Harold L. Evans
Harold L. Evans, P.E., Registered Public Surveyor



STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Harold L. Evans, 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 expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of January

Joe Whitten
Notary Public in and for the State of Texas
Commission expires May 26, 1985

RECOMMENDED FOR FINAL APPROVAL:
John E. Miller
City Administrator

2-11-82
Date

APPROVED:
Naime Rogene
Chairman, Planning & Zoning Commission

2-11-82
Date

I HEREBY CERTIFY that the above and foregoing plat of Rockwall School Addition Number One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18th day of March, 1982.

Tom Jett
Mayor

John E. Miller
City Secretary, City of Rockwall

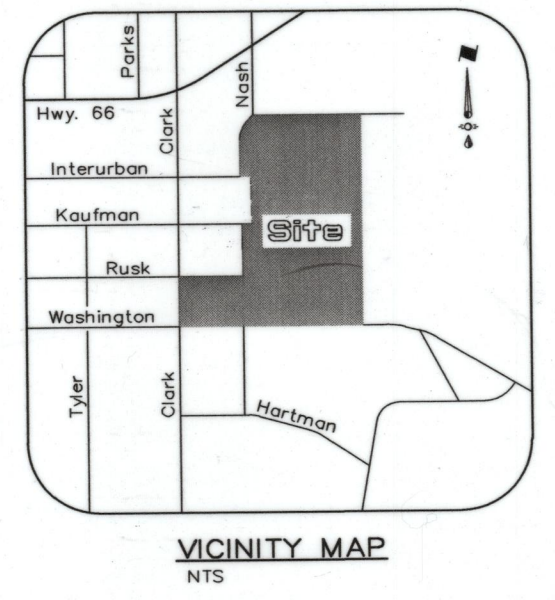
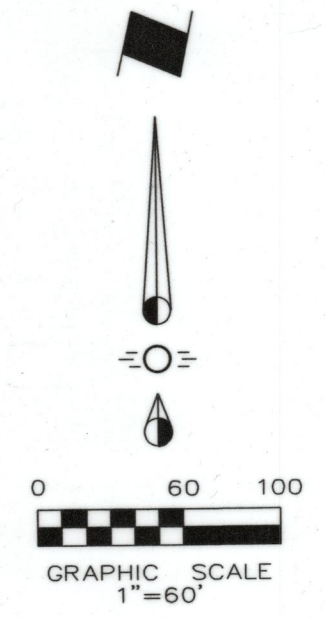


ROCKWALL SCHOOL ADDITION NO. 1
OWNER
ROCKWALL INDEPENDANT SCHOOL DISTRICT
ROCKWALL COUNTY, TEXAS

DATE: JANUARY, 1982

HAROLD L. EVANSCONSULTING ENGINEER
2331 GUS THOMASSON ROAD DALLAS, TEXAS 75228
328-9133

Rockwall School 1



Curve No.	Inner		Outer	
	A	R	A	R
1	A=37°54'04" R=25.00' T=8.58' L=16.54'	A=41°44'35" R=49.00' T=18.68' L=35.70'	A=89°24'42" R=20.00' T=19.80' L=31.21'	
2	A=90°00'00" R=25.00' T=25.00' L=39.27'		A=180°00'00" R=20.00' T=0.00' L=62.83'	
3		A=51°46'44" R=100.00' T=48.53' L=90.37'	A=90°35'18" R=10.00' T=10.10' L=15.81'	
4		A=218°13'07" R=50.00' T=143.30' L=190.43'	A=89°33'41" R=105.00' T=104.20' L=164.13'	A=89°33'41" R=129.00' T=128.02' L=201.65'
5	A=180°00'00" R=20.00' T=0.00' L=62.83'	A=180°00'00" R=44.00' T=0.00' L=138.23'		

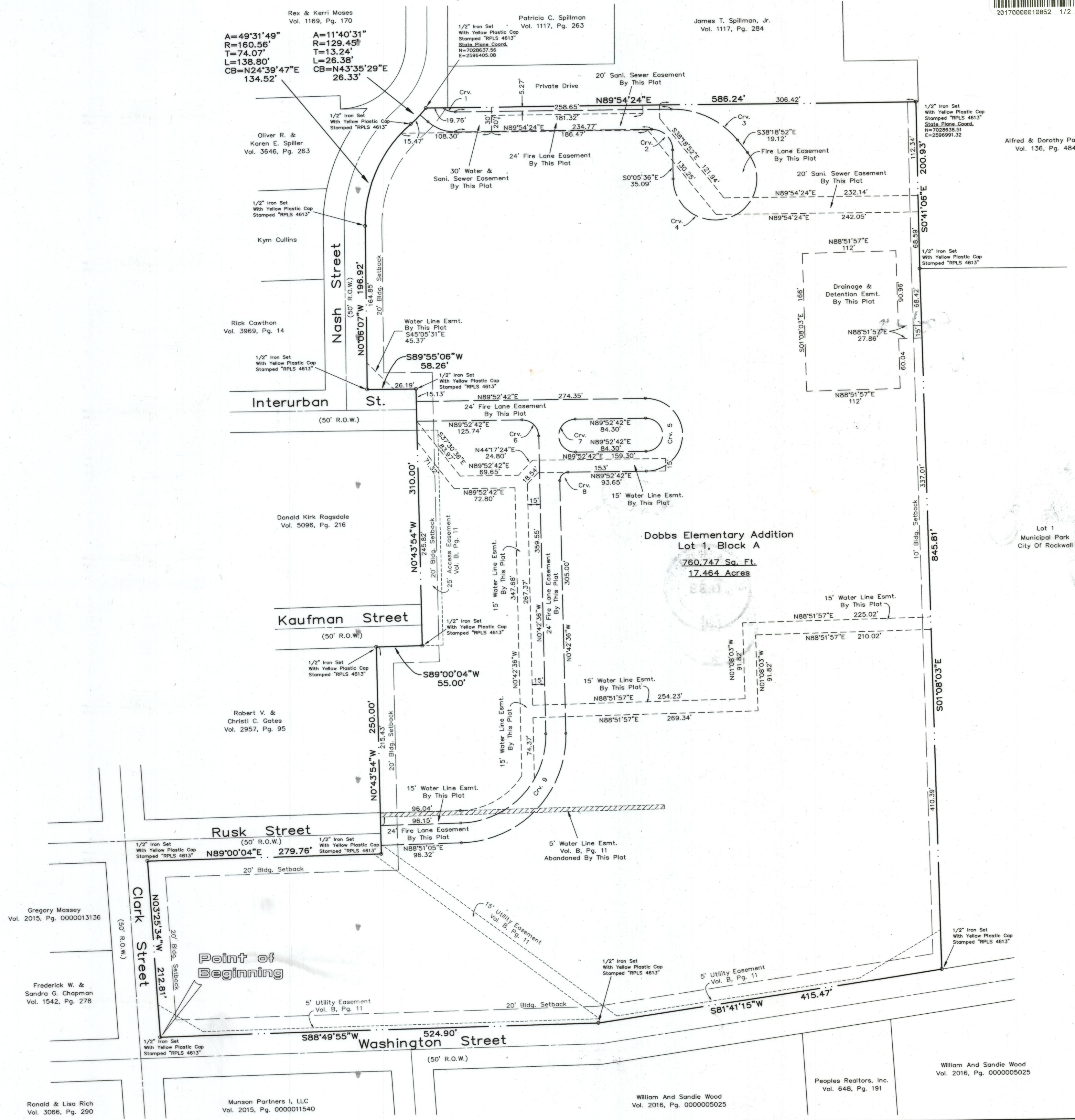
SHEET 1 OF 2 **J 159**
FINAL PLAT
DOBBS ELEMENTARY ADDITION
LOT 1, BLOCK A
Being A Replat Of
Rockwall School Addition No. 1
Recorded In Volume B, Page 11, P.R.R.C.T.
17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

March 15, 2017



Gregory Massey
Vol. 2015, Pg. 0000013136

Frederick W. & Sandra G. Chapman
Vol. 1542, Pg. 278

Ronald & Lisa Rich
Vol. 3066, Pg. 290

Munson Partners I, LLC
Vol. 2015, Pg. 0000011540

William And Sandie Wood
Vol. 2016, Pg. 0000005025

Peoples Reitors, Inc.
Vol. 648, Pg. 191

William And Sandie Wood
Vol. 2016, Pg. 0000005025

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and being part of Rockwall School Addition No. 1, an addition to the City of Rockwall as recorded in Volume B, Page 11, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner at the intersection of the north line of Washington Street, and the east line of Clark Street;

THENCE N03°25'34"W, with the east line of Clark Street, a distance of 212.81 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner in the south line of Rusk Street;

THENCE N89°00'04"E, with the south line of Rusk Street, a distance of 279.76 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE N00°43'54"W, a distance of 250.00 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner in the south line of Kaufman Street;

THENCE S89°00'04"W, with the south line of Kaufman Street, a distance of 55.00 feet to a 1/2" capped iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE N00°43'54"W, a distance of 310.00 feet to a capped 1/2" iron rod set for corner in the north line of Interurban Street;

THENCE S89°55'06"W, with the north line of Interurban Street, a distance of 58.26 feet to a capped 1/2" iron rod set for corner in the east line of Nash Street;

THENCE N00°06'07"W, with the east line of Nash Street, a distance of 196.92 feet to a 1/2" capped iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 49°31'49", a radius of 160.56 feet, a tangent length of 74.07 feet, and a chord bearing N24°39'47"E, 134.52 feet;

THENCE in a northeasterly direction along said curve to the right, and with the east line of Nash Street, an arc distance of 138.80 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner and the beginning of a reverse curve to the left having a central angle of 11°40'31", a radius of 129.45 feet, a tangent length of 13.24 feet, and a chord bearing N43°35'29"E, 26.33 feet;

THENCE in a northeasterly direction along said curve to the left, and with the east line of Nash Street, an arc distance of 26.38 feet to a 1/2" capped iron rod set with plastic cap stamped "RPLS 4613" for corner and the end of said curve, said point being in a private drive;

THENCE N89°54'24"E, along said private drive, a distance of 586.24 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE S00°41'06"E, a distance of 200.93 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE S01°08'03"E, a distance of 845.81 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner in the aforementioned north line of Washington Street;

THENCE S81°41'15"W, with the north line of Washington Street, a distance of 415.47 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE S88°49'55"W, with the north line of Washington Street, a distance of 524.90 feet to the POINT OF BEGINNING and CONTAINING 760,747 square feet, or 17.464 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID03).

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.

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 1, Block A, Dobbs Elementary 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, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

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. We also understand the following:

1. No buildings shall be constructed 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 the purpose of construction, reconstruction, inspecting, patrolling, 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. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.
7. 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 the prevailing private commercial rates, or have been 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.

We further acknowledge that the dedications and/or exactions 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. We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

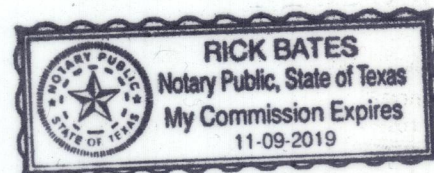
Willanuel
Rockwall Independent School District
By: John Simarone
Title: SUPERINTENDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Simarone, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 6th day of JUNE, 2017.

Rick Bates
Notary Public in and for the State of Texas



NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan
David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

2/8/2017
Date

APPROVED

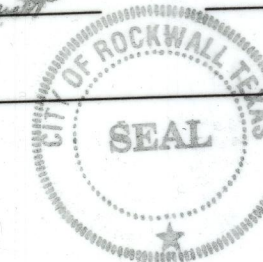
I hereby certify that the above and foregoing plan of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 6 day of March, 2017.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 14th day of June, 2017

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature]
City Engineer



SHEET 2 OF 2 J 160
FINAL PLAT

DOBBS ELEMENTARY
ADDITION

LOT 1, BLOCK A

Being A Replat Of
Rockwall School Addition No. 1
Recorded In Volume B, Page 11, P.R.R.C.T.

17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

March 15, 2017

Case No. P2017-010

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/14/2017 04:13:17 PM
\$100.00
20170000010852



[Signature]

COPY