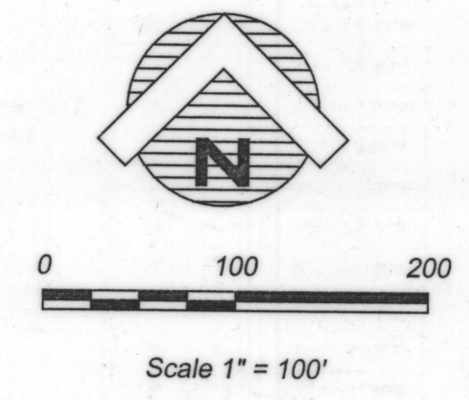




VICINITY MAP  
N.T.S.



HICKORY RIDGE PHASE FOUR  
CAB. E - SLIDE 291  
O.P.R.R.C.T.

TRAIL VIEW DRIVE  
(60' WIDTH RIGHT-OF-WAY)

HICKORY RIDGE PHASE FOUR  
CAB. E - SLIDE 291  
O.P.R.R.C.T.

S. JOHN KING BOULEVARD  
(STATE HIGHWAY 205 BYPASS)  
(A VARIABLE WIDTH RIGHT-OF-WAY)

R=1005.00'  
L=75.91'  
D=4°19'40"  
CB=N25°49'30"E  
CL=75.90'

R=895.00'  
L=459.31'  
D=29°24'15"  
CB=N13°17'26"E  
CL=454.29'

N: 7015660.93  
E: 2603266.97

N89°00'23"E  
34.15'

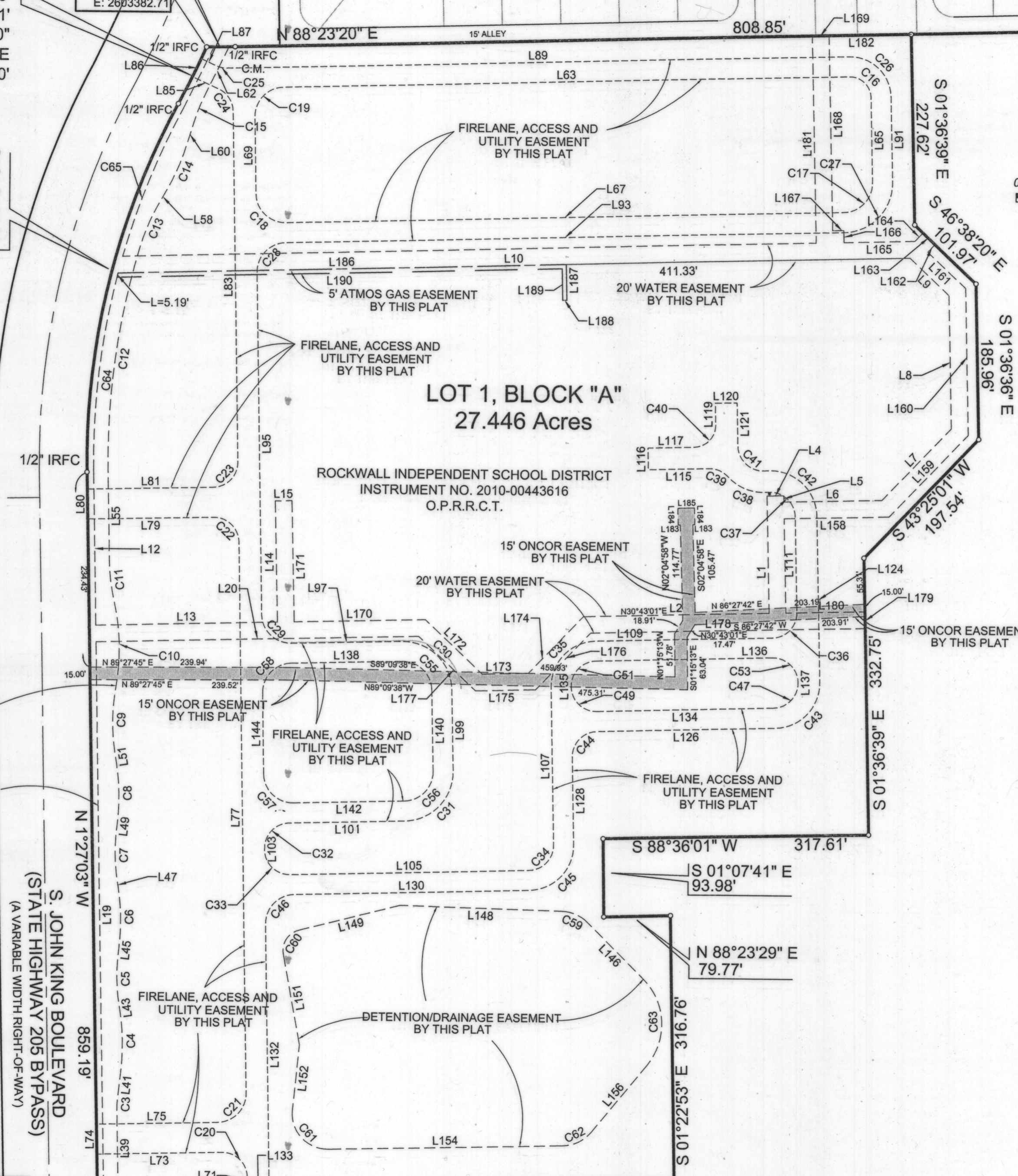
N: 7017030.28  
E: 2603382.71

N 1°27'03" W  
859.19'

S 88°35'19" W 689.68'

LOT 1, BLOCK "A"  
27.446 Acres

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
INSTRUMENT NO. 2010-00443616  
O.P.R.R.C.T.



Line #	Length	Direction
L1	140.92	N01°36'39"W
L2	222.18	N88°23'21"E
L4	20.00	N88°23'21"E
L5	7.50	S01°36'39"E
L6	117.29	N88°23'21"E
L7	119.56	N43°25'01"E
L8	159.02	N01°36'39"W
L9	64.73	N46°38'20"W
L10	947.47	S88°19'59"W
L12	184.63	S01°24'41"E
L13	217.17	N88°23'21"E
L14	145.63	N01°36'39"W
L15	20.00	N88°23'21"E
L19	655.12	N01°24'41"W
L20	385.92	N88°23'21"E
L39	94.30	N01°24'41"W
L41	34.13	N08°15'03"E
L43	6.66	N09°04'25"W
L45	6.66	N06°15'03"E
L47	6.66	N09°04'25"W
L49	6.66	N06°15'03"E
L51	13.69	N09°04'25"W
L55	106.92	N01°24'41"W
L58	21.71	N29°17'32"E
L60	28.69	N17°07'36"E
L62	63.72	N25°50'44"E
L63	677.12	N88°23'21"E
L65	102.00	S01°36'39"E
L67	667.49	S88°23'21"W
L69	92.00	N01°22'42"W
L71	10.51	N02°15'24"W
L73	149.41	S88°35'19"W
L74	36.00	N01°27'03"W
L75	144.49	N88°35'19"E
L77	661.34	N01°22'42"W
L79	150.37	S88°35'19"W

Line #	Length	Direction
L80	36.00	N01°27'03"W
L81	150.45	N88°35'19"E
L83	419.62	N01°22'42"W
L85	34.47	N65°27'21"W
L86	24.00	N24°32'39"E
L87	20.05	S65°27'21"E
L89	744.00	N88°23'21"E
L91	102.00	S01°36'39"E
L93	667.88	S88°23'21"W
L95	410.33	S01°22'42"E
L97	131.97	N88°23'21"E
L99	97.50	S01°35'46"E
L101	138.08	S88°23'21"W
L103	2.00	S01°22'42"E
L105	285.61	N88°23'21"E
L107	189.55	N01°32'28"W
L109	211.31	N88°22'54"E
L111	115.19	N01°34'28"W
L115	72.53	S88°23'21"W
L116	26.00	N01°36'39"W
L117	55.39	N88°23'21"E
L119	26.08	N01°36'39"W
L120	26.00	N88°23'21"E
L121	51.42	S01°36'39"E
L124	199.70	S01°34'28"E
L126	213.35	S88°23'21"W
L128	105.07	S01°32'28"E
L130	280.97	S88°23'21"W
L132	313.72	S01°22'42"E
L133	25.84	S88°35'19"W
L134	211.25	S88°23'21"W
L135	0.48	N01°32'28"W
L136	211.25	N88°22'54"E
L137	0.51	S01°34'28"E
L138	132.35	N88°23'21"E
L140	97.50	S01°35'46"E

Line #	Length	Direction
L142	132.72	S88°23'21"W
L144	97.50	N01°22'42"W
L146	95.10	N45°04'48"W
L148	193.86	N88°25'05"W
L149	124.58	S75°31'24"W
L151	110.89	S10°35'21"E
L152	78.55	S05°33'50"W
L154	280.50	N88°37'07"E
L156	104.05	N39°12'01"E
L158	125.57	N88°23'21"E
L159	136.13	N43°25'01"E
L160	175.60	N01°36'39"W
L161	62.92	N46°38'20"W
L162	12.50	N43°21'40"E
L163	20.00	S46°38'20"E
L164	14.11	S43°21'40"W
L165	84.62	S88°19'59"W
L166	14.59	N01°40'01"W
L167	13.35	S88°19'59"W
L168	232.91	N01°40'01"W
L169	20.00	S88°23'20"W
L170	156.97	N88°23'21"E
L171	145.63	S01°36'39"E
L172	94.44	S46°36'39"E
L173	55.38	N88°23'21"E
L174	94.44	N43°23'21"E
L175	71.95	N88°23'21"E
L176	94.44	N43°23'21"E
L177	94.44	S46°36'39"E
L178	328.52	N88°23'21"E
L179	20.00	N01°36'39"W
L180	94.62	S88°23'21"W
L181	247.52	N01°40'01"W
L182	100.88	N88°23'20"E
L183	2.5	N87°55'02"E
L184	20.00	N02°04'48"W
L185	20.00	N87°55'02"E

Line #	Length	Direction
L186	536.13	N88°19'59"E
L187	42.51	S01°36'39"E
L188	5.00	S88°23'21"W
L189	37.50	N01°36'39"W
L190	532.54	S88°19'59"W

FINAL PLAT  
OF *J 265*  
**ROCKWALL - CCA ADDITION**  
**LOT 1, BLOCK A**  
OUT OF THE  
W.H. BAIRD SURVEY, ABSTRACT NO. 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APRIL 8, 2017 SHEET: 1 OF 2 SCALE: 1"= 100'

OWNER:  
ROCKWALL ISD  
801 EAST WASHINGTON ST.  
ROCKWALL TEXAS, 75087  
(972) 771-0805  
CONTACT: DR. JOHN VILLARREAL

SURVEYOR:  
SURVEY GROUP  
400 SOUTH INDUSTRIAL BLVD.  
SUITE 219  
EULESS, TEXAS 76048  
TBPS NO. 101733-00  
(817) 354-1445  
(817) 354-1451 FAX CONTACT:  
RODNEY MARTINEZ

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL CCA ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL CCA ADDITION 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

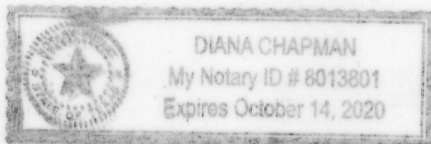
*William P. Price*  
Rockwall Independent School District - Dr. John Villarreal  
Superintendent

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 20th day of December, 2017.

*Brian Chapman* 10-14-20  
Notary Public in and for the State of Texas My Commission Expires



RECOMMENDED FOR FINAL APPROVAL:

*[Signature]* 12/14/17  
Planning & Zoning Commission, Chairman Date

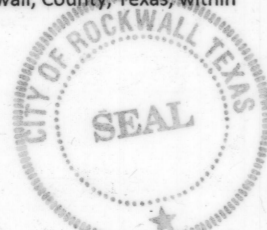
APPROVED:

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 3 day of April, 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 28th day of December, 2017.

*[Signature]* Mayor, City of Rockwall  
*[Signature]* City Secretary  
*[Signature]* City Engineer



PROPERTY DESCRIPTION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL INDEPENDENT SCHOOL DISTRICT BEING THE OWNER OF A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND PART OF A 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.), SAME POINT BEING THE NORTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 89° 00' 23" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 34.15 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 23' 20" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 808.85 FEET TO A POINT FOR CORNER.

THENCE GENERALLY IN A SOUTHERLY DIRECTION AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01° 36' 39" EAST, A DISTANCE OF 227.62 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
SOUTH 46° 38' 20" EAST, A DISTANCE OF 101.97 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
SOUTH 01° 36' 36" EAST, A DISTANCE OF 185.96 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
SOUTH 43° 25' 01" EAST, A DISTANCE OF 197.54 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
SOUTH 01° 36' 39" EAST, A DISTANCE OF 332.75 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
SOUTH 88° 36' 01" EAST, A DISTANCE OF 317.61 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
SOUTH 01° 07' 41" EAST, A DISTANCE OF 93.98 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
NORTH 88° 23' 29" EAST, A DISTANCE OF 79.77 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
SOUTH 01° 22' 53" EAST, A DISTANCE OF 316.76 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
SOUTH 88° 35' 19" WEST, A DISTANCE OF 689.68 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;  
SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 27' 03" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 859.19 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 15", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 17' 26" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 459.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 19' 40", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 49' 30" EAST, 77.90 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27.446 ACRES OF COMPUTED LAND.

Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C3	12.44	93.00	007° 39' 44"	C23	47.11	30.00	089° 58' 00"	C43	84.79	54.00	089° 57' 48"
C4	70.88	265.00	015° 19' 28"	C24	33.55	30.00	064° 04' 39"	C44	47.09	30.00	089° 55' 49"
C5	64.99	243.00	015° 19' 28"	C25	13.69	30.00	026° 09' 18"	C45	84.76	54.00	089° 55' 49"
C6	70.88	265.00	015° 19' 28"	C26	76.97	49.00	090° 00' 00"	C46	54.84	35.00	089° 46' 02"
C7	65.00	236.63	015° 44' 22"	C27	92.68	59.00	090° 00' 00"	C47	47.10	30.00	089° 57' 48"
C8	70.88	265.00	015° 19' 28"	C28	54.84	35.00	089° 46' 02"	C48	47.16	30.00	090° 04' 11"
C9	78.53	243.00	018° 30' 55"	C29	55.12	35.00	090° 13' 58"	C51	47.08	30.00	089° 55' 23"
C10	104.10	265.00	022° 30' 27"	C30	92.69	59.00	090° 00' 53"	C53	47.15	30.00	090° 02' 38"
C11	49.43	243.00	011° 39' 16"	C31	92.66	59.00	089° 59' 07"	C55	54.99	35.00	090° 00' 53"
C12	273.25	879.00	017° 48' 40"	C32	47.00	30.00	089° 46' 02"	C56	54.97	35.00	089° 59' 07"
C13	54.68	243.00	012° 53' 33"	C33	47.25	30.00	090° 13' 58"	C57	55.12	35.00	090° 13' 58"
C14	56.27	265.00	012° 09' 56"	C34	47.09	30.00	089° 55' 49"	C58	54.84	35.00	089° 46' 02"
C15	36.98	243.00	008° 43' 07"	C35	84.75	54.00	089° 55' 23"	C59	34.04	45.00	043° 20' 17"
C16	39.27	25.00	090° 00' 00"	C36	47.10	30.00	089° 57' 22"	C60	37.57	25.00	086° 06' 45"
C17	54.98	35.00	090° 00' 00"	C37	49.46	30.00	094° 27' 27"	C61	71.74	42.40	096° 56' 42"
C18	55.12	35.00	090° 13' 58"	C38	52.75	56.50	053° 29' 51"	C62	38.81	45.00	049° 25' 07"
C19	54.84	35.00	089° 46' 02"	C39	25.70	30.00	049° 04' 36"	C63	114.22	77.65	084° 16' 49"
C20	47.12	30.00	090° 00' 00"	C40	40.84	26.00	090° 00' 00"	C64	240.18	885.00	015° 32' 59"
C21	54.96	35.00	089° 58' 00"	C41	50.26	30.50	094° 25' 15"	C65	193.14	885.00	012° 30' 15"
C22	47.14	30.00	090° 02' 00"	C42	92.32	56.00	094° 27' 27"				

GENERAL NOTES

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, William P. Price, 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.

*William P. Price*  
William P. Price  
Registered Public Surveyor No. 3047

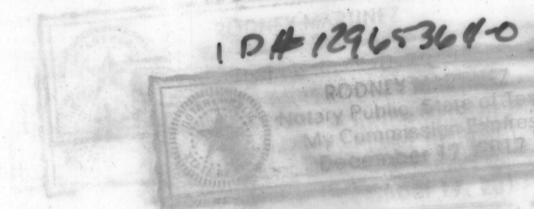


STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared William P. Price, 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.

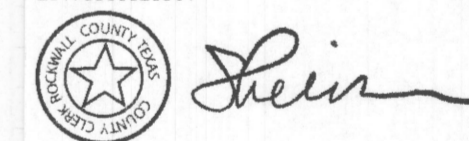
Given upon my hand and seal of office this 13th Day of December

*[Signature]* 12-17-17  
Notary Public in and for the State of Texas My Commission Expires:



Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
12/29/2017 02:44:10 PM  
\$100.00  
2017000023961

COPY



J 266  
FINAL PLAT  
OF

ROCKWALL - CCA ADDITION  
LOT 1, BLOCK A  
OUT OF THE  
W.H. BAIRD SURVEY, ABSTRACT NO. 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APRIL 8, 2017 SHEET: 2 OF 2

OWNER:

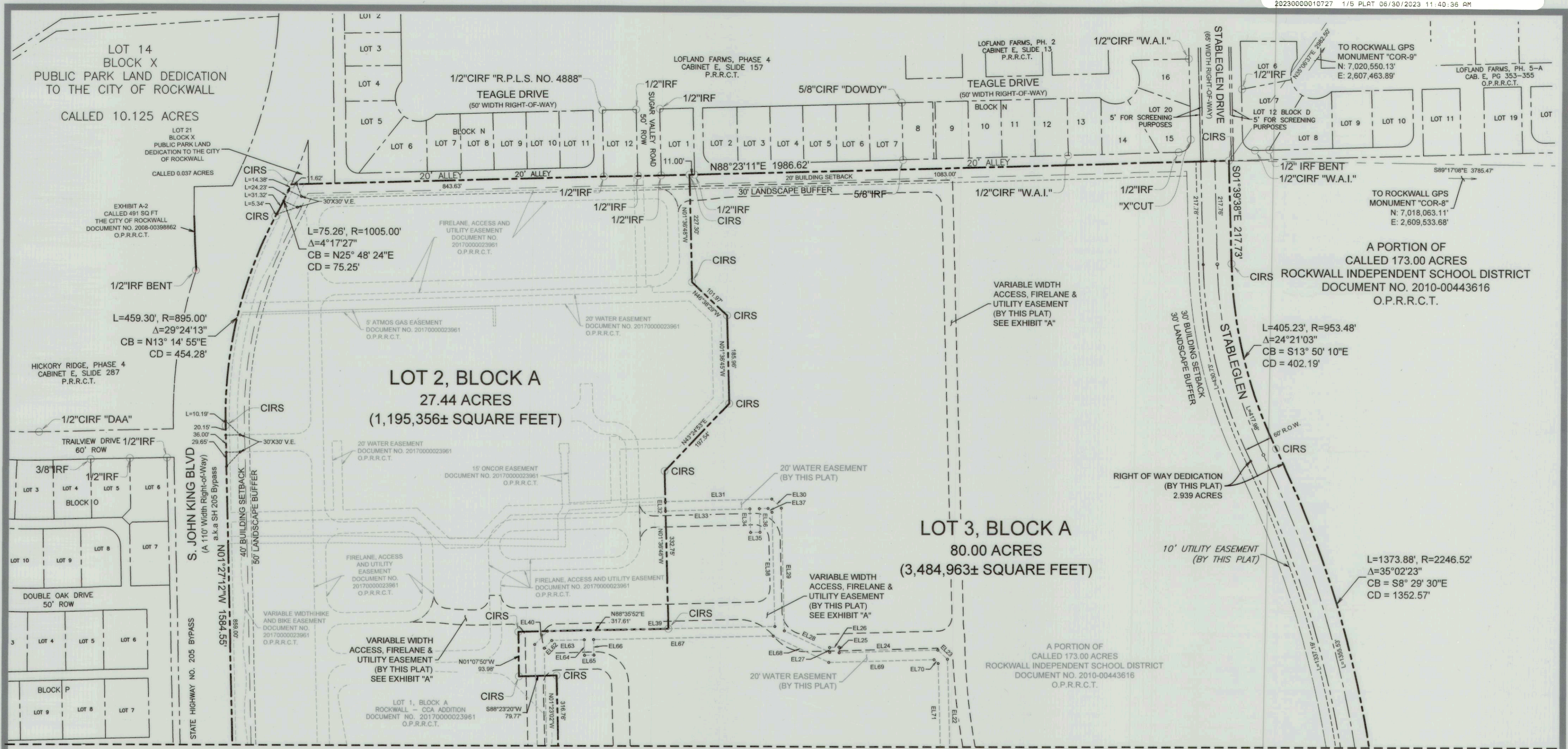
ROCKWALL ISD  
801 EAST WASHINGTON ST.  
ROCKWALL TEXAS, 75087  
(972) 771-0605  
CONTACT: DR. JOHN VILLARREAL

SURVEYOR:

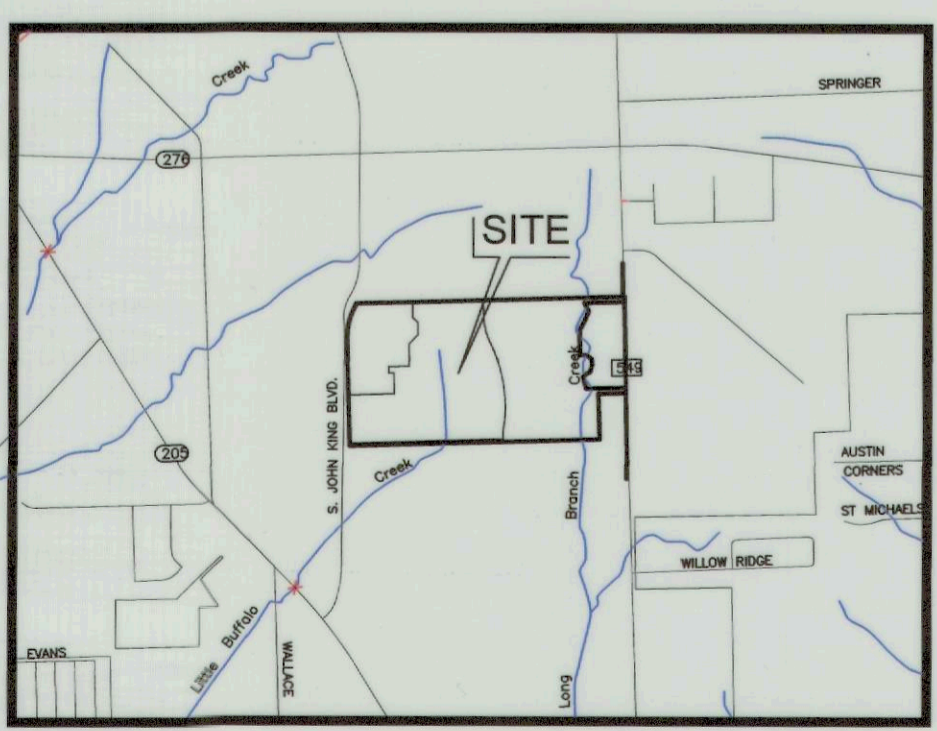
SURVEY GROUP  
400 SOUTH INDUSTRIAL BLVD.  
SUITE 219  
EULESS, TEXAS 76048  
TBPS NO. 101733-00  
(817) 354-1445  
(817) 354-1451 FAX CONTACT:  
RODNEY MARTINEZ

ENGINEER:

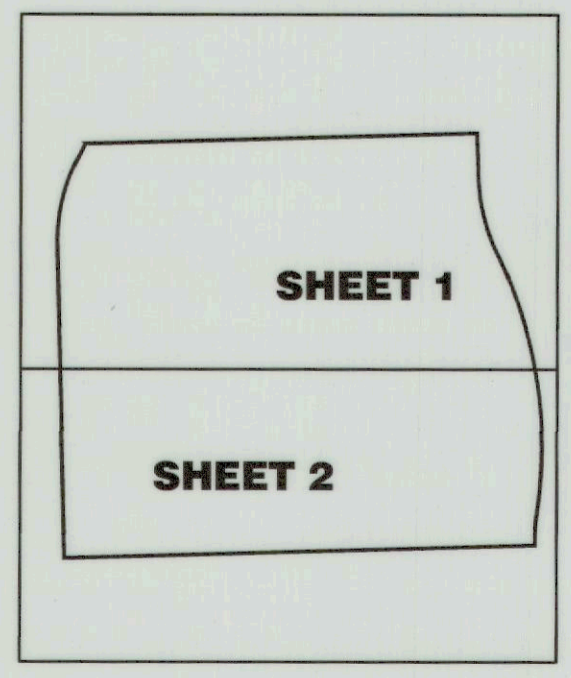
GLENN ENGINEERING CORP. 105  
DECKER COURT, SUITE 910 IRVING,  
TEXAS 75062  
TBPE FIRM NO. F-303  
(972) 989-2174 CELL  
(972) 717-5151 OFFICE  
CONTACT: ROBERT HOWMAN



Match Line - See Sheet 2



LOCATION MAP NOT TO SCALE



SHEET KEY MAP

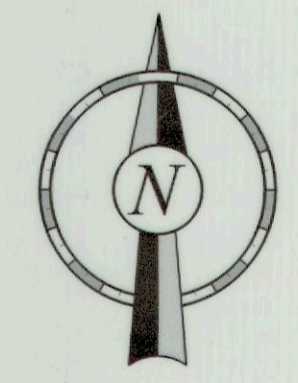
OWNER:  
Rockwall ISD  
801 East Washington St.  
Rockwall Texas, 75087  
(469) 698-7031  
Contact: William Salee

ENGINEER:  
Glenn Engineering Corp.  
105 Decker Court, Suite 910  
Irving, Texas 75062  
TBPE FIRM NO. F-303  
(972) 989-2174 Cell  
(972) 717-5151 Office  
Contact: Robert Howman

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
- V.E. VISIBILITY EASEMENT (BY THIS PLAT)

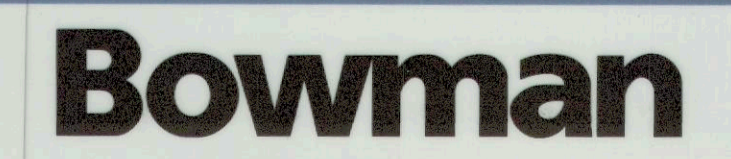


SCALE: 1" = 150'

SURVEYOR:  
Bowman Consulting Group, Ltd.  
1200 West Magnolia Blvd., Suite 300  
Fort Worth, TX 76104  
Bowman Job No.: 210146

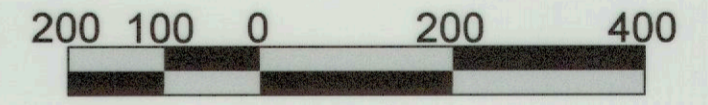
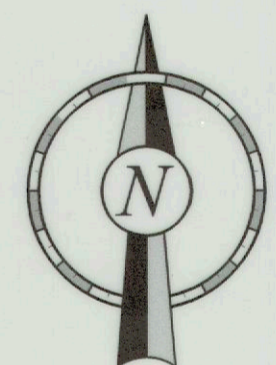
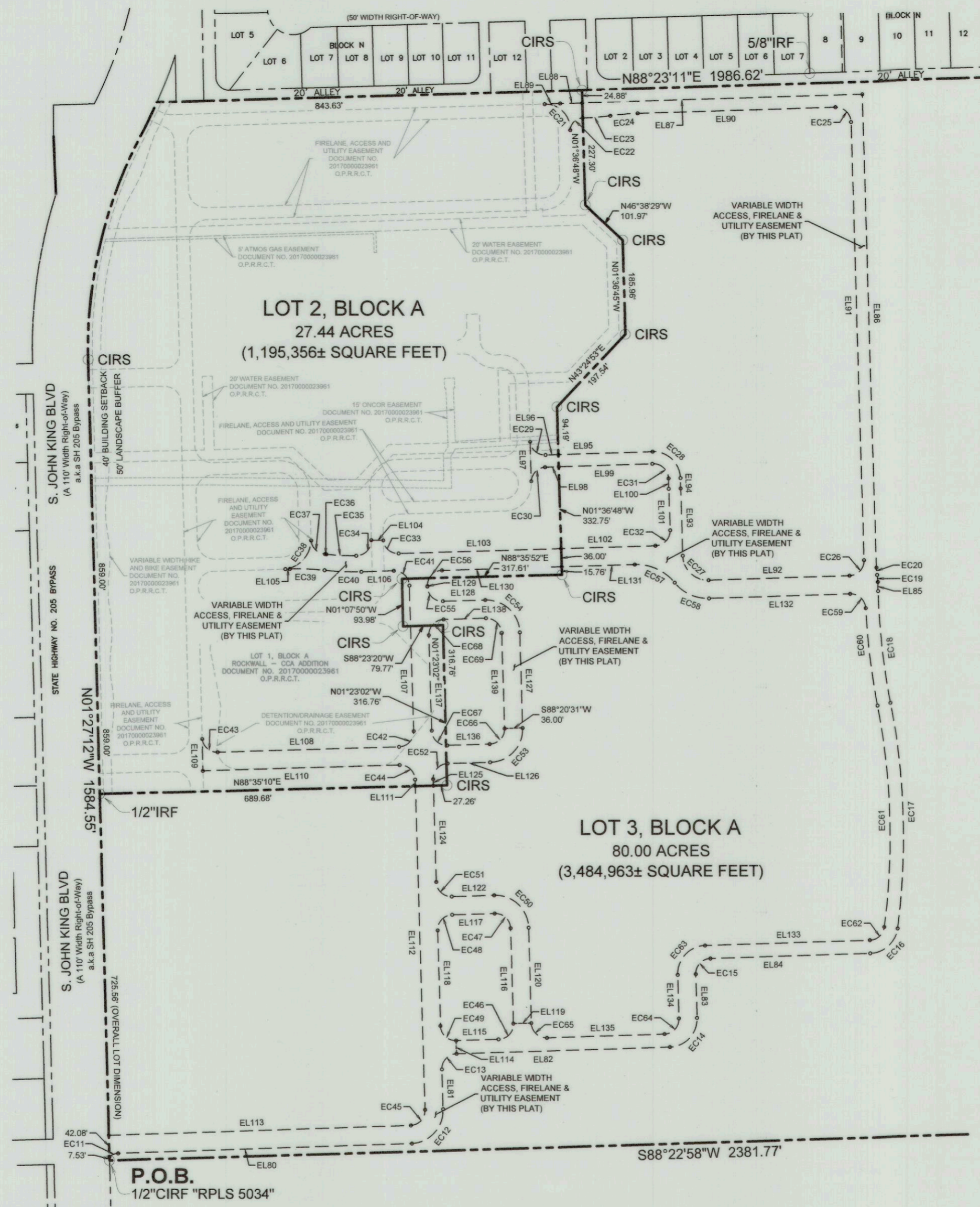
FINAL PLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A  
BEING A REPLAT OF LOT 1, BLOCK A  
110.38 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



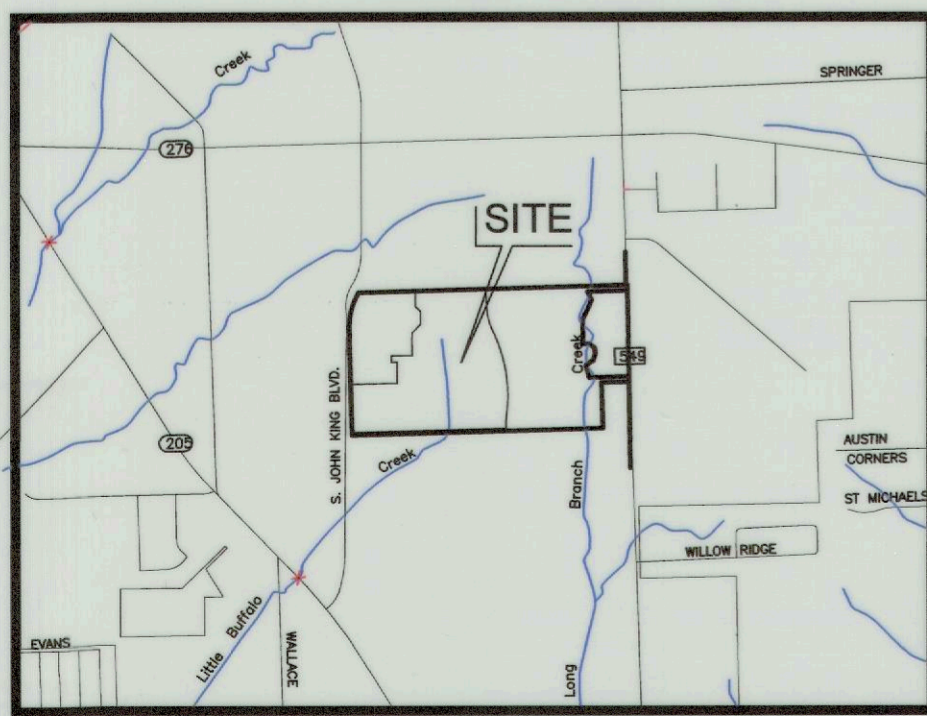
© 2023 Bowman Consulting Group, Ltd.  
1200 West Magnolia Blvd., Suite 300  
Fort Worth, TX 76104  
Phone: (214) 484-8586  
www.bowman.com





SCALE: 1" = 200'

**LOCATION MAP  
NOT TO SCALE**



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

**ENGINEER:**  
Glenn Engineering Corp.  
105 Decker Court, Suite 910  
Irving, Texas 75062  
TBPE FIRM NO. F-303  
(972) 989-2174 Cell  
(972) 717-5151 Office  
Contact: Robert Howman

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

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

**LEGEND**  
IRF  
CIRF  
CIRS  
MNF  
MNS  
P.O.B.  
V.E.  
IRON ROD FOUND  
CAPPED IRON ROD FOUND AS NOTED  
1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"  
MAG NAIL FOUND  
MAG NAIL SET  
POINT OF BEGINNING  
VISIBILITY EASEMENT (BY THIS PLAT)

**EXHIBIT "A"**

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

Bowman Job No.: 210146

**FINAL PLAT  
ROCKWALL CCA ADDITION**

**LOTS 2 & 3, BLOCK A**  
BEING A REPLAT OF LOT 1, BLOCK A  
110.38 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
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  
www.bowman.com

Line Table		
Line #	Length	Direction
EL1	301.76'	N69°35'45"E
EL2	71.64'	N87°37'10"E
EL3	64.94'	N87°45'49"E
EL4	101.03'	S10°53'26"E
EL9	608.38'	S88°20'04"W
EL10	28.28'	S43°20'18"W
EL11	103.11'	S1°39'29"E
EL12	1704.75'	S88°20'31"W
EL13	814.77'	S88°20'31"W
EL14	163.80'	N1°23'35"W
EL15	23.34'	N88°20'31"E
EL16	20.00'	N1°39'29"W
EL17	23.46'	S88°20'31"W
EL18	418.42'	N1°44'46"W
EL19	44.66'	N88°20'31"E
EL20	20.00'	N1°39'29"W
EL21	44.66'	S88°20'31"W
EL22	250.05'	N1°39'29"W
EL23	28.28'	N46°39'29"W
EL24	208.90'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL25	11.60'	N1°39'29"W
EL26	20.00'	S88°20'31"W
EL27	10.41'	S1°39'29"E
EL28	106.60'	N64°56'45"W
EL29	258.92'	N1°39'29"W
EL30	27.95'	N46°39'29"W
EL31	225.44'	S88°20'31"W
EL32	19.77'	N1°36'48"W
EL33	178.37'	N88°20'31"E
EL34	49.78'	S1°39'29"E
EL35	20.00'	N88°20'31"E
EL36	49.78'	N1°39'29"W
EL37	11.71'	S46°39'29"E
EL38	240.99'	S1°39'29"E
EL39	481.22'	S88°35'52"W
EL40	39.15'	S43°20'31"W
EL41	589.05'	S1°39'29"E
EL42	48.99'	S43°20'31"W
EL43	612.64'	S88°20'31"W
EL44	598.57'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL45	11.72'	N46°39'29"W
EL46	388.34'	N1°39'29"W
EL47	11.72'	N43°20'18"E
EL48	600.02'	N88°20'04"E
EL49	46.41'	S88°20'31"W
EL50	260.40'	N1°39'29"W
EL51	65.24'	N88°20'31"E
EL52	20.00'	N1°39'29"W
EL53	65.24'	S88°20'31"W
EL54	1.40'	N1°39'29"W
EL55	4.14'	N46°39'29"W
EL56	61.42'	N43°20'31"E
EL57	289.59'	N1°39'29"W
EL58	79.49'	N88°20'31"E
EL59	20.00'	N1°39'29"W
EL60	79.49'	S88°20'31"W
EL61	279.46'	N1°39'29"W
EL62	22.53'	N43°20'31"E
EL63	68.84'	N88°35'52"E
EL64	32.73'	S1°39'29"E

Line Table		
Line #	Length	Direction
EL128	84.00'	S88°20'31"W
EL129	1.20'	N1°39'29"W
EL130	237.49'	N88°20'31"E
EL131	144.80'	N88°20'31"E
EL132	280.09'	N88°20'31"E
EL133	327.35'	S88°20'31"W
EL134	86.41'	S1°39'29"E
EL135	233.87'	S88°20'31"W
EL136	84.00'	S88°20'31"W
EL137	188.80'	N1°39'29"W
EL138	84.00'	N88°20'31"E
EL139	188.80'	S1°39'29"E
EL140	9.16'	N88°27'21"E
EL141	115.00'	S57°15'29"E
EL142	1078.11'	N88°27'21"E
EL143	188.84'	N1°32'12"W
EL144	87.04'	N70°32'40"W
EL145	21.00'	S88°20'31"W
EL146	40.00'	N1°39'29"W
EL147	12.69'	N88°20'31"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N33°45'28"W	133.91'	170.39'	72.62'	134°25'49"
EC2	N11°05'40"E	97.17'	99.68'	127.69'	44°43'34"
EC3	N38°10'31"E	111.51'	126.65'	73.38'	98°53'17"
EC4	N69°23'21"E	3.90'	3.98'	5.62'	40°34'04"
EC5	N68°26'04"E	55.86'	56.93'	84.38'	38°39'30"
EC6	S51°33'48"E	94.35'	102.76'	72.38'	81°20'44"
EC7	S3°16'40"W	102.48'	103.09'	273.78'	21°34'28"
EC8	S55°53'58"W	99.22'	108.62'	74.38'	83°40'08"
EC9	S88°22'49"W	210.32'	211.26'	647.04'	18°42'24"
EC10	N8°23'29"E	20.31'	20.31'	2186.52'	0°31'56"
EC11	N68°54'17"E	18.47'	18.77'	30.00'	35°51'19"
EC12	N42°35'14"E	92.10'	101.93'	66.00'	88°29'25"
EC13	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC14	N43°20'31"E	79.20'	87.96'	56.00'	90°00'00"
EC15	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N47°52'49"E	72.68'	79.09'	56.00'	80°55'23"
EC17	N1°40'36"W	447.29'	449.17'	1414.73'	18°11'28"
EC18	N6°14'19"W	223.07'	223.30'	1410.06'	9°04'25"
EC19	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"
EC20	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S44°31'56"E	71.96'	80.69'	49.23'	93°54'20"
EC22	N46°20'04"E	34.34'	37.67'	25.50'	84°37'50"
EC23	N85°12'53"E	54.65'	54.68'	500.00'	6°15'57"
EC24	N85°13'18"E	54.77'	54.80'	500.00'	6°16'46"
EC25	S46°38'54"E	42.42'	47.11'	30.00'	89°58'50"
EC26	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N46°39'29"W	70.71'	78.54'	50.00'	90°00'00"
EC28	N46°39'29"W	76.37'	84.82'	54.00'	90°00'00"
EC29	N49°30'25"W	40.27'	44.14'	30.00'	84°18'08"
EC30	N44°49'33"E	38.96'	42.40'	30.00'	80°58'38"
EC31	S48°03'19"E	43.50'	48.63'	30.06'	92°42'04"
EC32	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC33	N49°32'27"W	40.24'	44.11'	30.00'	84°14'04"
EC34	S44°00'44"W	42.90'	47.68'	30.27'	90°15'34"
EC35	N87°13'38"W	59.65'	59.69'	500.00'	6°50'23"
EC36	N83°56'52"W	2.61'	2.61'	532.00'	0°16'52"
EC37	N44°47'59"W	37.99'	41.14'	30.00'	78°34'39"
EC38	S42°04'52"W	76.23'	82.88'	59.00'	80°29'23"
EC39	S87°42'33"E	68.05'	68.10'	500.00'	7°48'14"
EC40	S87°43'57"E	72.84'	72.90'	532.00'	7°51'03"

Line Table		
Line #	Length	Direction
EL65	20.00'	N88°20'31"E
EL66	32.64'	N1°39'29"W
EL67	380.17'	N88°35'52"E
EL68	130.76'	S64°56'45"E
EL69	222.99'	N88°20'31"E
EL70	11.72'	S46°39'29"E
EL71	863.98'	S1°39'29"E
EL72	346.81'	S88°20'31"W
EL73	21.90'	N2°07'12"W
EL74	20.00'	S88°20'31"W
EL75	21.90'	S2°07'12"E
EL76	440.30'	S88°20'31"W
EL77	55.78'	N1°39'29"W
EL78	20.00'	S88°20'31"W
EL79	55.78'	S1°39'29"E
EL80	583.31'	N88°08'03"E
EL81	79.19'	N1°39'29"W
EL82	423.87'	N88°20'31"E
EL83	86.41'	N1°39'29"W
EL84	317.36'	N88°20'31"E

Line Table		
Line #	Length	Direction
EL85	17.94'	N1°39'29"W
EL86	938.24'	N1°39'29"W
EL87	556.75'	S88°21'41"W
EL88	43.98'	S88°23'15"W
EL89	30.51'	S87°48'53"W
EL90	393.52'	N88°21'41"E
EL91	868.36'	S1°39'29"E
EL92	279.68'	S88°20'31"W
EL93	133.82'	N1°39'29"W
EL94	20.51'	N1°39'29"W
EL95	187.23'	S88°20'31"W
EL97	77.89'	S1°34'37"E
EL98	27.25'	N88°19'51"E
EL99	185.75'	N88°19'51"E
EL100	20.51'	S1°39'29"E
EL101	82.28'	S1°39'29"E
EL102	187.37'	S88°20'31"W
EL103	322.99'	S88°20'31"W
EL104	24.02'	N89°06'21"W
EL105	9.02'	N88°23'20"E

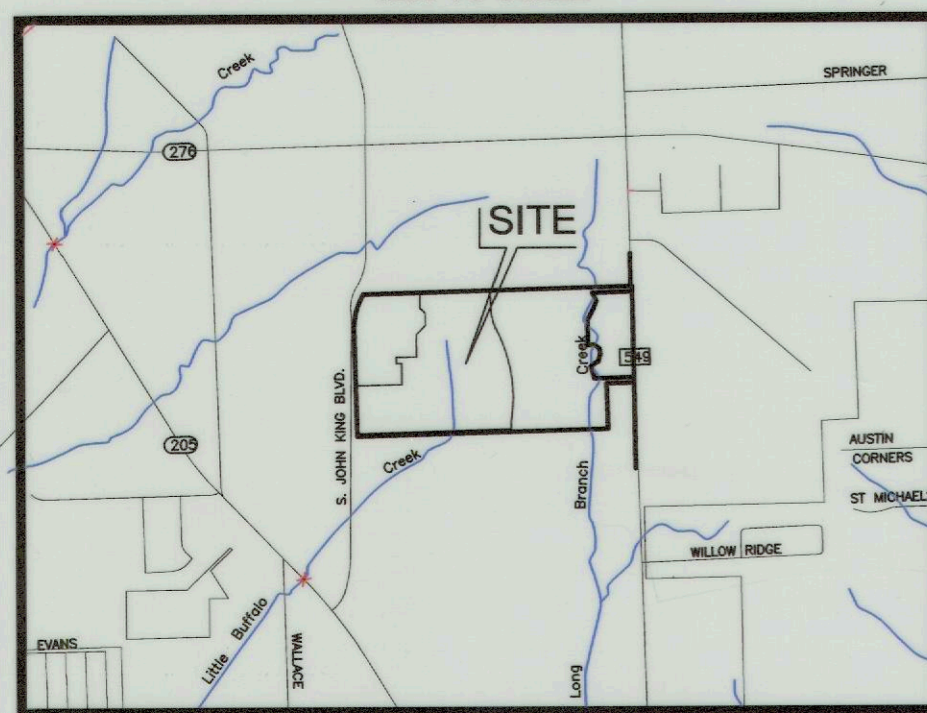
Line Table		
Line #	Length	Direction
EL106	65.18'	N88°20'31"E
EL107	288.00'	S1°39'29"E
EL108	360.70'	S88°20'31"W
EL109	62.91'	S1°22'51"E
EL110	390.85'	N88°20'31"E
EL111	12.88'	S1°39'29"E
EL112	641.11'	S1°39'29"E
EL113	599.62'	S88°08'06"W
EL114	26.00'	N1°39'29"W
EL115	84.00'	N88°20'31"E
EL116	188.80'	N1°39'29"W
EL117	84.00'	S88°20'31"W
EL118	188.80'	S1°39'29"E
EL119	36.00'	N88°20'31"E
EL120	188.80'	N1°39'29"W
EL122	84.00'	S88°20'31"W
EL124	190.97'	N1°39'29"W
EL125	13.03'	N1°39'29"W
EL126	84.00'	N88°20'31"E
EL127	188.80'	N1°39'29"W

Line Table		
Line #	Length	Direction
EL148	124.47'	S63°17'46"E
EL149	201.11'	S1°32'12"E
EL150	1090.43'	N88°27'21"E
EL151	1099.42'	S88°27'21"W
EL152	1094.28'	S88°27'21"W
EL153	115.00'	N57°15'29"W
EL154	3.02'	S88°27'21"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC42	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N49°37'04"W	40.18'	44.02'	30.00'	84°04'49"
EC44	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC45	S42°35'14"W	41.86'	46.33'	30.00'	88°29'25"
EC46	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC47	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC48	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC49	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC50	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC51	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC52	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC53	N43°20'31"E	93.34'	103.67'	66.00'	90°00'00"
EC54	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC55	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC56	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC57	S65°38'58"E	87.70'	90.79'	100.00'	52°01'02"
EC58	S65°38'58"E	75.42'	78.08'	86.00'	52°01'02"
EC59	S47°20'33"E	41.92'	46.41'	30.00'	88°37'51"
EC60	S6°54'05"E	194.05'	194.20'	1436.00'	7°44'55"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC61	S1°40'31"E	439.07'	440.92'	1388.00'	18°12'03"
EC62	S47°53'01"W	38.93'	42.37'	30.00'	80°55'00"
EC63	S43°20'31"W	79.20'	87.96'	56.00'	90°00'00"
EC64	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC65	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC66	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC67	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC68	N43°20'31"E	42.43'	47.12'	30.00'	89°59'59"
EC69	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"

**LOCATION MAP  
NOT TO SCALE**



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

ENGINEER:  
Glenn Engineering Corp.  
105 Decker Court, Suite 910  
Irving, Texas 75062  
TBPE FIRM NO. F-303  
(972) 989-2174 Cell  
(972) 717-5151 Office  
Contact: Robert Howman

**LEGEND**

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

IRF  
CIRF  
CIRS  
MNF  
MNS  
P.O.B.  
V.E.

IRON ROD FOUND  
CAPPED IRON ROD FOUND AS NOTED  
1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"  
MAG NAIL FOUND  
MAG NAIL SET  
POINT OF BEGINNING  
VISIBILITY EASEMENT (BY THIS PLAT)

PROPOSED ROW LINE -----  
EXISTING LOT LINE -----  
PROPOSED CENTERLINE -----  
BUILDING SETBACK LINE -----

**PLAT PERIMETER LEGAL DESCRIPTION**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 110.38 acre tract of land situated within the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and being a portion of a called 173.00 acre tract of land as described in the deed to Rockwall Independent School District recorded under Document No. 2010-00443616 of the Official Public Records of Rockwall County, Texas (hereafter referred to as the ISD Tract), and being all of Lot 1, Block A of the plat titled "Rockwall - CCA Addition" recorded under Document No. 20170000023961 of said Official Public Records. Said 110.38 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "RPLS 5034" found at the southwest corner of said Lot 1, being on the east right of way line of S. John King Boulevard, a 110-foot right of way, as described in the deed to the City of Rockwall recorded under Document No. 2008-00398862 of said Official Public Records;

THENCE the following three (3) calls coincident with the east right of way line of said S. John King Boulevard:  
 1. NORTH 01 degree 27 minutes 12 seconds WEST, 1584.55 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set (hereafter referred to as CIRS) at the beginning of a tangent curve;  
 2. northerly, coincident with said tangent curve, concave to the east, having a radius of 895.00 feet and a chord bearing and distance of NORTH 13 degrees 14 minutes 55 seconds EAST, 454.28 feet, an arc length of 459.30 feet to a CIRS at the beginning of a non-tangent curve;  
 3. northerly, coincident with said non-tangent curve, concave to the west, having a radius of 1005.00 feet and a chord bearing and distance of NORTH 25 degrees 48 minutes 24 seconds EAST, 75.25 feet, an arc length of 75.26 feet to a CIRS at the northwest corner of said Lot 1;

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

THENCE the following five (5) calls through the interior of said ISD Tract:  
 1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.73 feet to a tangent curve;  
 2. southerly, coincident with said tangent curve, concave to the EAST, having a radius of 953.48 feet and a chord bearing and distance of SOUTH 13 degrees 50 minutes 10 seconds EAST, 402.19 feet, an arc length of 405.23 feet to the point of reverse curve;  
 3. southerly, coincident with said reverse curve, concave to the west, having a radius of 2246.52 feet and a chord bearing and distance of SOUTH 08 degrees 29 minutes 30 seconds EAST, 1352.57 feet, an arc length of 1373.88 feet to the point of reverse curve;  
 4. southerly, coincident with said reverse curve, concave to the east, having a radius of 453.48 feet and a chord bearing and distance of SOUTH 03 degrees 41 minutes 02 seconds WEST, 84.48 feet, an arc length of 84.60 feet;  
 5. SOUTH 01 degree 39 minutes 38 seconds EAST, 52.52 feet to a CIRS set on the south line of said called 173.00 acre tract of land;

THENCE SOUTH 88 degrees 22 minutes 58 seconds WEST, 2381.77 feet with the south line of said ISD Tract to the POINT OF BEGINNING containing 110.38 acres.

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

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, BLOCK A**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, 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

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



**PLAT NOTES:**

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.

**GENERAL NOTES:**

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses
- 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)

**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.

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

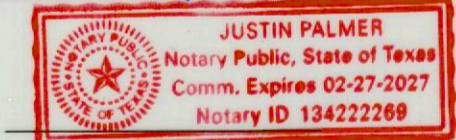


STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared 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 23 day of MAY, 2023.

*Justin Palmer*  
 Notary Public in and for the State of Texas My Commission Expires



Filed and Recorded  
 Official Public Records  
 Jennifer Fogg, County Clerk  
 Rockwall County, Texas  
 06/30/2023 11:40:36 AM  
 \$250.00  
 20230000010727

*Jennifer Fogg*

RECOMMENDED FOR FINAL APPROVAL:  
  
 Planning Commission, Chairman Date 6-13-2023

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 30 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.

*[Signatures]*  
 Mayor, City of Rockwall City Secretary City Engineer

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

ENGINEER:  
 Glenn Engineering Corp.  
 105 Decker Court, Suite 910  
 Irving, Texas 75062  
 TBPE FIRM NO. F-303  
 (972) 989-2174 Cell  
 (972) 717-5151 Office  
 Contact: Robert Howman

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

**FINAL PLAT  
 ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A  
 BEING A REPLAT OF LOT 1, BLOCK A  
 110.38 ACRES  
 SITUATED WITHIN THE  
 W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Bowman**

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