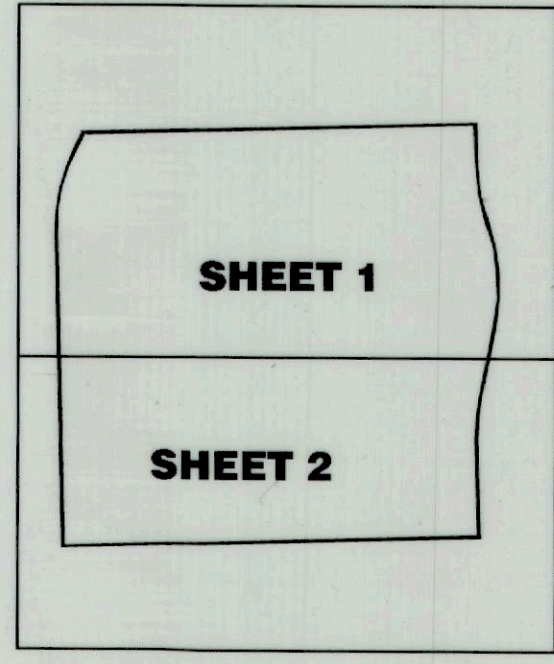
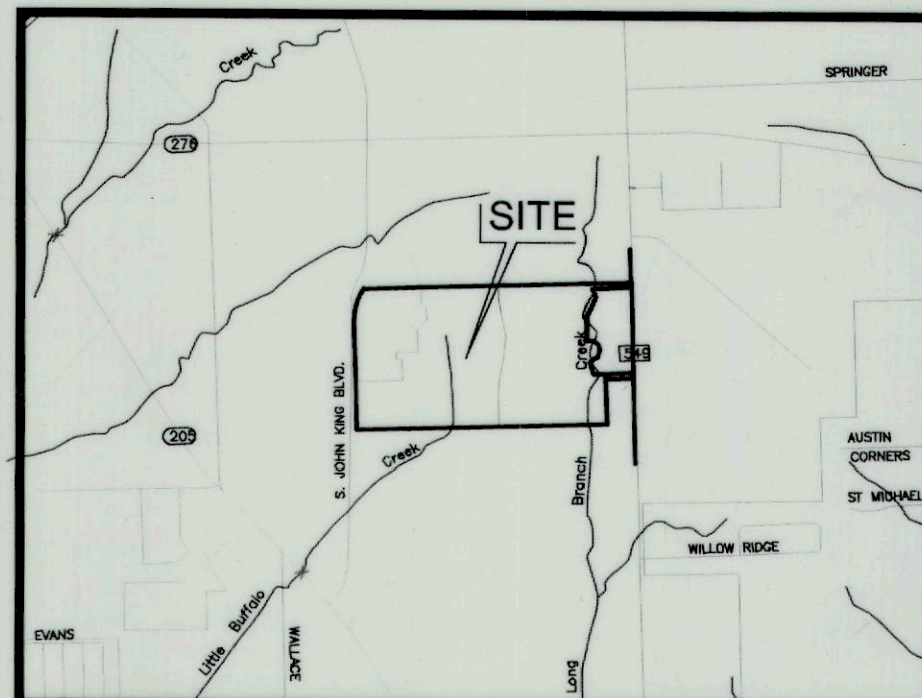


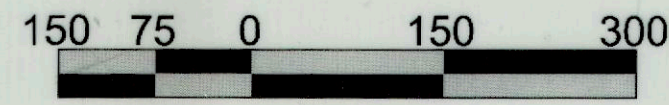
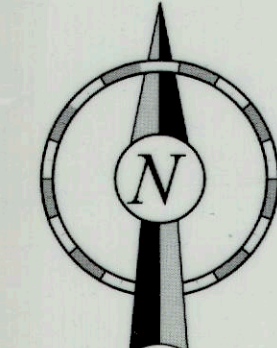
Match Line - See Sheet 2



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



SCALE: 1" = 150'

- LEGEND**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
 - XF "X" CUT FOUND
 - C.M. CONTROLLING MONUMENT
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - P.O.B. POINT OF BEGINNING
 - V.E. VISIBILITY EASEMENT (BY THIS PLAT)
 - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

SURVEYOR:
Bowman Consulting Group, Ltd.
Jonathan E. Cooper
jcooper@bowman.com
2805 Dallas Parkway, Suite 310
Plano, Texas 75093
(972) 497-2990

Bowman Job No.: 210146

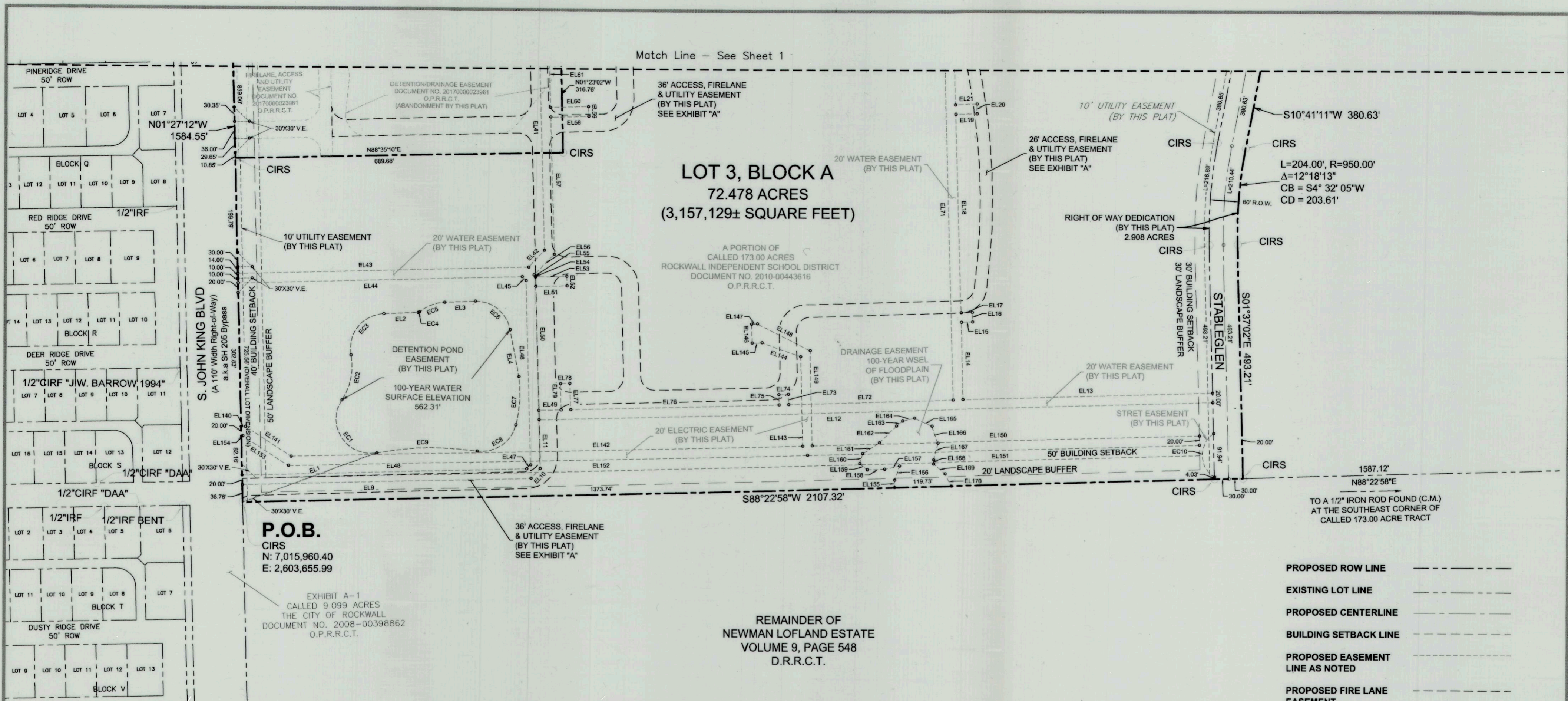
REPLAT
LOTS 2 & 3, BLOCK A
ROCKWALL CCA ADDITION

BEING A REPLAT OF LOT 1, BLOCK A
ROCKWALL CCA ADDITION
102.828 ACRES
SITUATED WITHIN THE
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2024-018

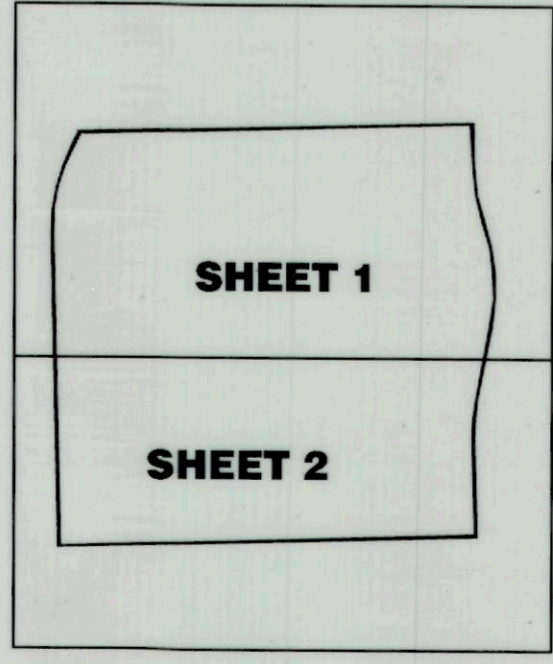
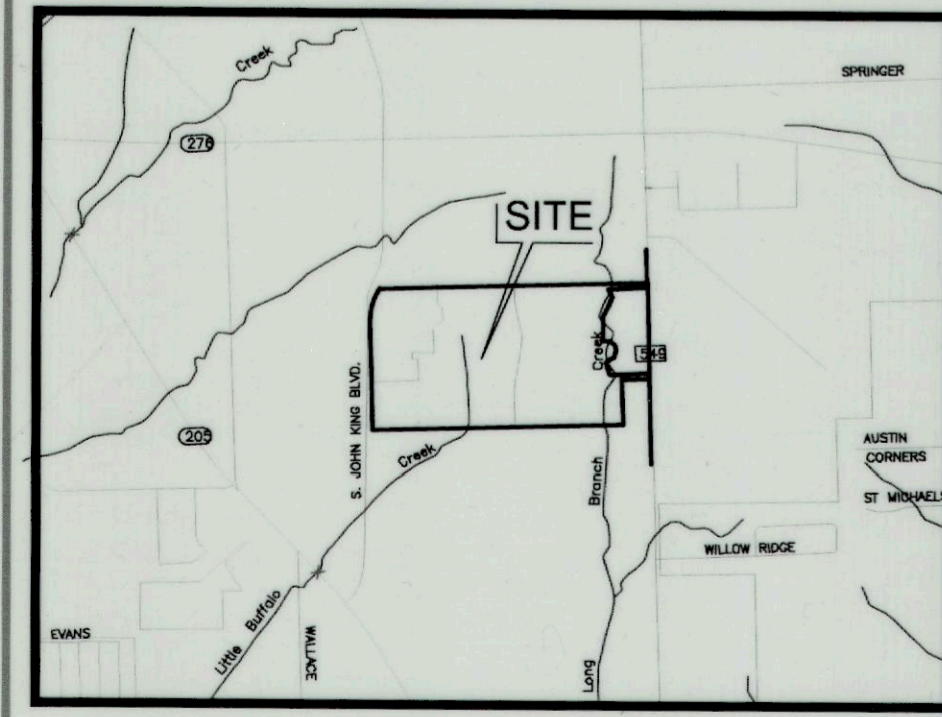
Bowman

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Plano, Texas 75093 www.bowman.com
TBPELS #10120600

Match Line - See Sheet 1



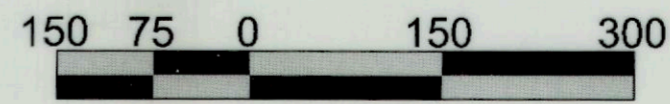
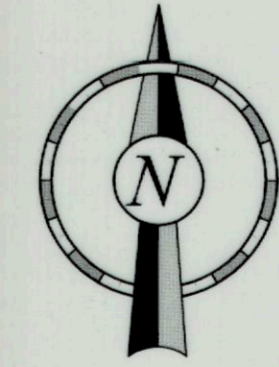
PROPOSED ROW LINE	---
EXISTING LOT LINE	----
PROPOSED CENTERLINE	-----
BUILDING SETBACK LINE	- - - - -
PROPOSED EASEMENT LINE AS NOTED	- - - - -
PROPOSED FIRE LANE EASEMENT	- - - - -
PREVIOUS TRACT LINE	-----
BOUNDARY LINE	-----



SHEET KEY MAP

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 (469) 698-7031
 Contact: William Salee

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SCALE: 1" = 150'

- LEGEND**
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 - P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

SURVEYOR:
 Bowman Consulting Group, Ltd.
 Jonathan E. Cooper
 jcooper@bowman.com
 2805 Dallas Parkway, Suite 310
 Plano, Texas 75093
 (972) 497-2990

Bowman Job No.: 210146

REPLAT
 LOTS 2 & 3, BLOCK A
ROCKWALL CCA ADDITION
 BEING A REPLAT OF LOT 1, BLOCK A
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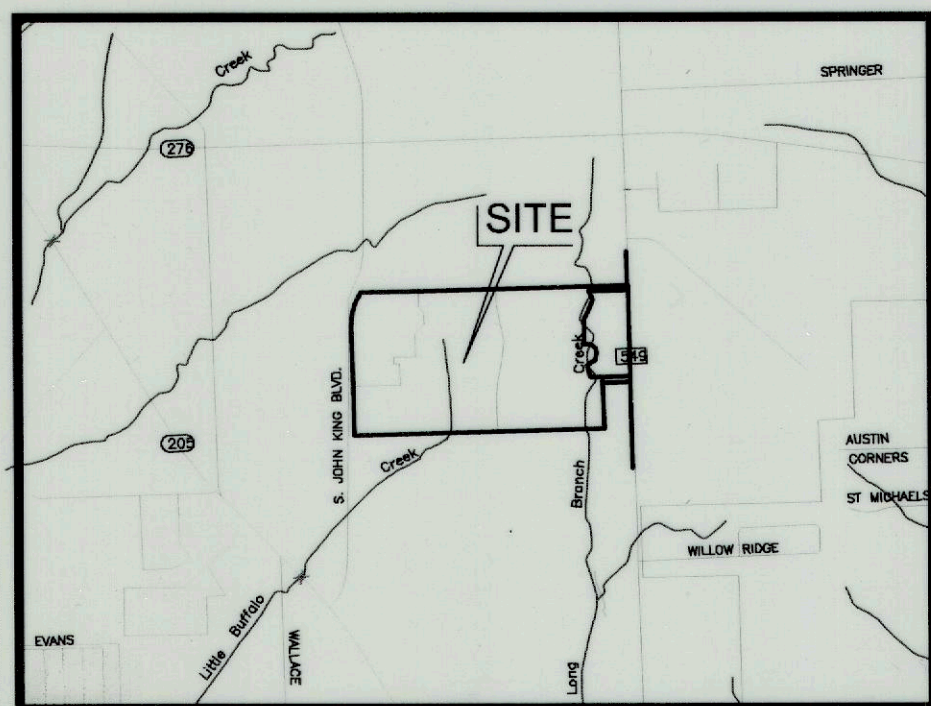
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 Plano, Texas 75093
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- LEGEND**
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- PROPOSED ROW LINE - - - - -
- EXISTING LOT LINE - - - - -
- PROPOSED CENTERLINE - - - - -
- BUILDING SETBACK LINE - - - - -
- PROPOSED EASEMENT LINE AS NOTED - - - - -
- PROPOSED FIRE LANE EASEMENT - - - - -
- PREVIOUS TRACT LINE - - - - -
- BOUNDARY LINE - - - - -

LOCATION MAP
NOT TO SCALE



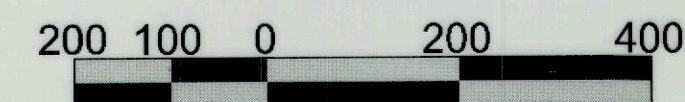
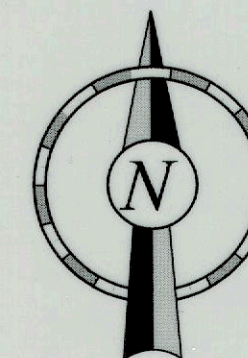
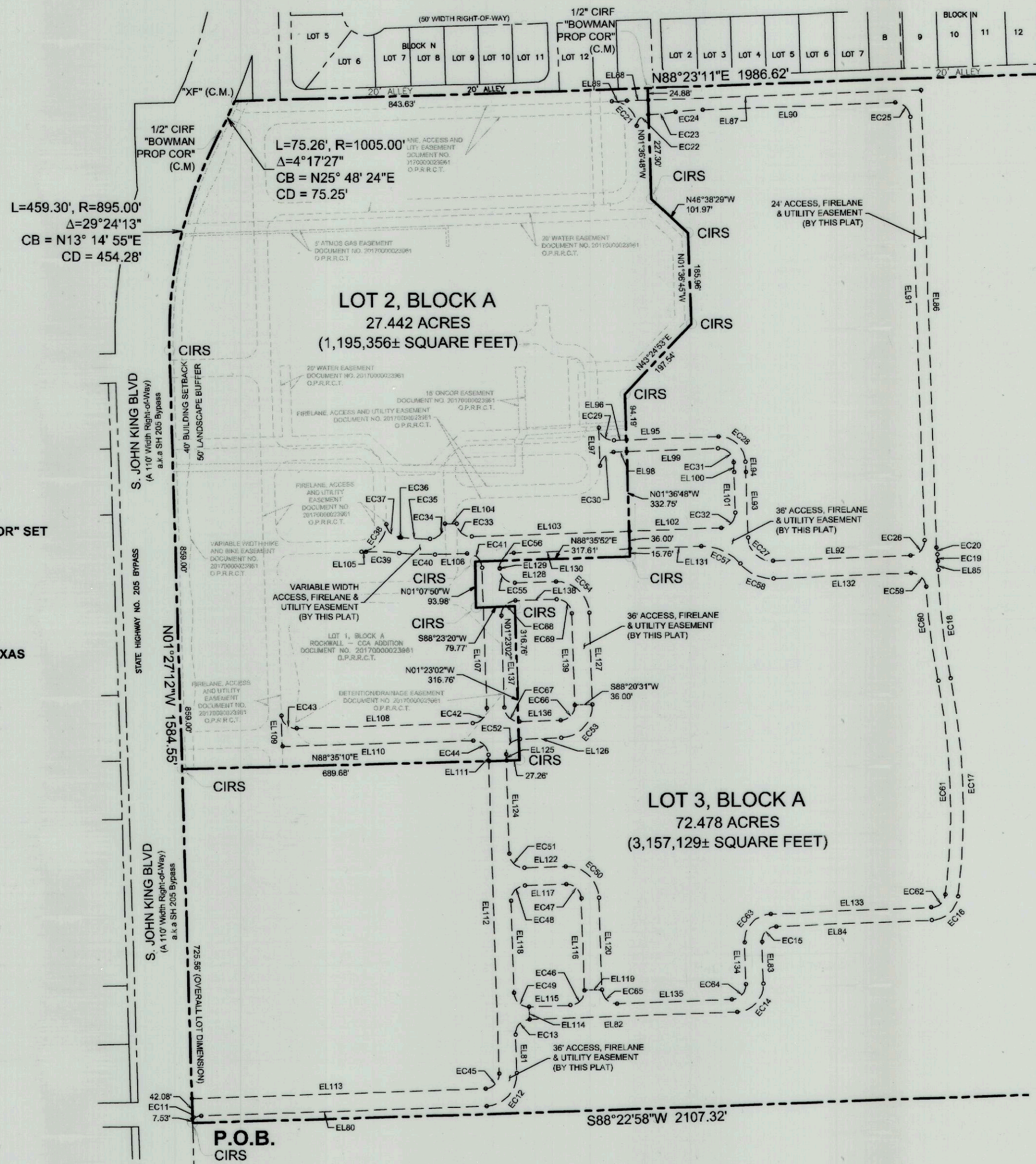
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Jonathan E. Cooper
jcooper@bowman.com
2805 Dallas Parkway, Suite 310
Plano, Texas 75093
(972) 497-2990

Bowman Job No.: 210146

EXHIBIT "A"



SCALE: 1" = 200'

REPLAT
LOTS 2 & 3, BLOCK A
ROCKWALL CCA ADDITION

BEING A REPLAT OF LOT 1, BLOCK A
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102.828 ACRES
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Phone: (972) 497-2990
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Sheet: 3 of 5

Drawn By: RAH

Case No:

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 102.828 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 102.828 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 (hereafter referred to as CIRS) 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, 1,584.55 feet to a CIRS at the beginning of a tangent curve;
 2. northerly, coincident with said tangent curve, concave to the east, having a central angle of 29 degrees 24 minutes 13 seconds, 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 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found (hereafter referred to as CIRF) at the beginning of a non-tangent curve;
 3. northerly, coincident with said non-tangent curve, concave to the west, having a central angle of 04 degrees 17 minutes 27 seconds, a radius of 1,005.00 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 "X" cut set found at the northwest corner of said Lot 1;

THENCE NORTH 88 degrees 23 minutes 11 seconds EAST, 1,986.62 feet with the north line of said Lot 1 and the north line of said ISD Tract to a CIRS

THENCE the following six (6) calls through the interior of said ISD Tract:
 1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.70 feet to a CIRS for the beginning of a tangent curve;
 2. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 17 degrees 27 minutes 42 seconds, a radius of 953.34 feet and a chord bearing and distance of SOUTH 10 degrees 23 minutes 29 seconds EAST, 289.42 feet, an arc length of 290.54 feet to a CIRS for a point of reverse curve;
 3. southerly, coincident with said reverse curve, concave to the west, having a central angle of 29 degrees 48 minutes 32 seconds, a radius of 1,010.00 feet and a chord bearing and distance of SOUTH 04 degrees 13 minutes 05 seconds EAST, 519.56 feet, an arc length of 525.46 feet to a CIRS at the end of said curve;
 4. SOUTH 10 degree 41 minutes 11 seconds WEST, 380.63 feet to a CIRS set at the beginning of a tangent curve;
 5. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 12 degrees 18 minutes 13 seconds, a radius of 950.00 and a chord bearing and distance of SOUTH 4 degrees 32 minutes 05 seconds WEST, 203.61 feet, an arc length of 204.00 feet to a CIRS at the end of said curve;
 6. SOUTH 01 degree 37 minutes 02 seconds EAST, 493.21 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, 2,107.32 feet with the south line of said ISD Tract to the POINT OF BEGINNING containing 102.828 acres.

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.
- Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

Bowman Job No.:210146

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 **REPLAT OF 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 - Superintendent

DAVID CARTER
 JOHN VILLARREAL

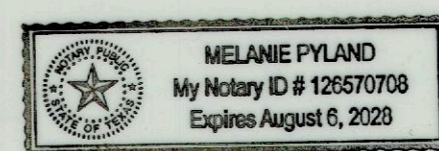
STATE OF TEXAS COUNTY OF ROCKWALL


DAVID CARTER

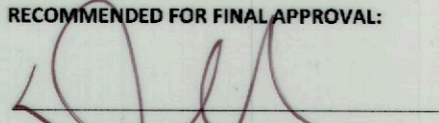
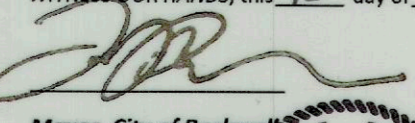
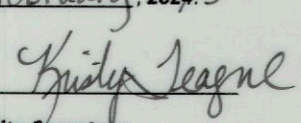
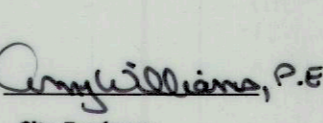
Before me, the undersigned authority, on this day personally appeared David Carter known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

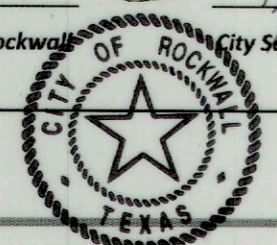
Given upon my hand and seal of office this 30th day of January, 2024.

Melanie Pyland August 6, 2028
 Notary Public in and for the State of Texas My Commission Expires



THE STATE OF TEXAS
 COUNTY OF ROCKWALL
 I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.
 2025000003315 PLAT
 02/28/2025 11:34:36 AM Total Fees: \$245.00
 Jennifer Fogg, County Clerk
 Rockwall County, TX


RECOMMENDED FOR FINAL APPROVAL:

 Planning & Zoning Commission, Chairman Date 2.11.2025
 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 June, 2024.
 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 12th day of February, 2024.
 Mayor, City of Rockwall
 City Secretary
 City Engineer



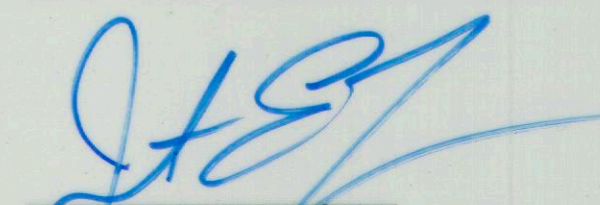
GENERAL NOTES:

- 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 7.0.9, of Chapter 38, of the Municipal Code of Ordinances)

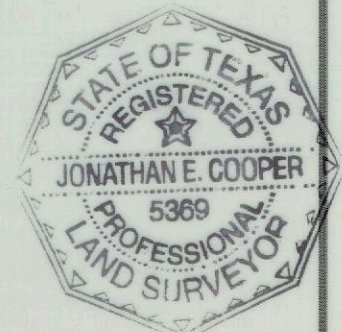
CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A 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.



JONATHAN E. COOPER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 5369
 JCOOPER@BOWMAN.COM
 DATE:

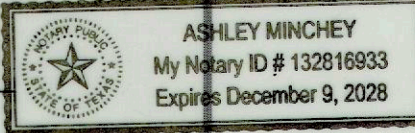


STATE OF TEXAS
 COUNTY OF DALLAS

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 11 day of December, 2024.

Ashley Minchey 12/09/2028
 Notary Public in and for the State of Texas My Commission Expires



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 TBPELS #10120600

Sheet: 5 of 5 Drawn By: RAH Case No: