

ENGINEER:

Glenn Engineering Corp.

Irving, Texas 75062

(972) 989-2174 Cell

(972) 717-5151 Office

Contact: Robert Howman

TBPE FIRM NO. F-303

105 Decker Court, Suite 910

OWNER:

WILLOW RIDGE

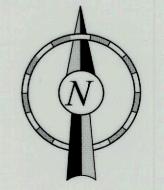
Rockwall ISD

(469) 698-7031

801 East Washington St.

Rockwall Texas, 75087

Contact: William Salee



200 100 0 200 400

SCALE: 1" = 200'

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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2805 Dallas Parkway, Suite 310 Plano, Texas 75093 TBPELS #10120600

Phone: (972) 497-2990 www.bowman.com

Sheet: 3 of 5

SURVEYOR:

Jonathan E. Cooper

Plano, Texas 75093

(972) 497-2990

EXHIBIT "A"

jcooper@bowman.com

Bowman Consulting Group, Ltd.

2805 Dallas Parkway, Suite 310

Bowman Job No.: 210146

Drawn By: RAH

Case No:

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	1418.92'	S88°20'31"W		
EL13	525.42'	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

EL65 20.00' N88°20'31"E

EL68 130.76' S64°56'45"E

EL69 222.99' N88°20'31"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' \$88°20'31"W

EL75 21.90' S2°07'12"E

EL76 | 440.30' | S88°20'31"W

55.78' N1°39'29"W

20.00' S88°20'31"W

55.78' S1°39'29"E

583.31' N88°08'03"E

79.19' N1°39'29"W

86.41' N1°39'29"W

EL82 423.87' N88°20'31"E

EL84 317.36' N88°20'31"E

32.64' N1°39'29"W

380.17' N88°35'52"E

11.72' S46°39'29"E

Direction

Line # Length

EL66

EL67

EL70

EL78

EL81

Line Table				
Line #	ine # Length Directi			
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

EL85 17.94' N1°39'29"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

EL88

938.24' N1°39'29"W

556.75' S88°21'41"W

43.98' S88°23'15"W

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

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				
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				

Line Table						
Line #	Length	Direction				
EL148	124.47'	S63°17'46"E				
EL149	201.11'	S1°32'12"E				
EL150	814.66'	N88°27'21"E				
EL151	824.69'	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				
EL155	16.22'	N1°37'02"W				
EL156	30.48'	N19°45'18"E				
EL157	31.85'	S77°46'18"W				
EL158	36.40'	S88°56'05"W				
EL159	20.56'	N51°57'23"W				
EL160	22.06'	N16°05'00"E				
EL161	41.84'	N56°37'41"E				
EL162	51.11'	N45°35'35"E				
EL163	15.97'	N49°57'55"E				
EL164	26.30'	N76°52'53"E				
EL165	40.30'	S65°41'22"E				
EL166	38.13'	S19°32'16"E				
EL167	36.58'	S13°56'17"W				

	Line Ta	ible
Line #	Length Direction	
EL168	8.79'	S2°24'45"E
EL169	30.94'	S49°59'46"E
EL170	29.51'	S27°01'59"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	N1°37'02"W	91.94'	108.85'	55.00'	113°23'42"	
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'	

		Curve Tab	le		
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	543°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"

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

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Irving, Texas 75062
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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

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

© 2024 Bowman Consulting Group, Ltd.
2805 Dallas Parkway, Suite 310 Phon
Plano, Texas 75093
TBPELS #10120600

Phone: (972) 497-2990 www.bowman.com

Sheet: 4 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:

- 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 norhtwest 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;
- 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; 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 to a CIRS at the end of said curve;
- 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:

- 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. 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.
- 7. 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.
- 8. 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.

THE STATE OF TEXAS COUNTY OF ROCKWALL

20250000003315 PLAT 02/28/2025 11:34:36 AM Total Fees: \$245.00

Jennifer Fogg, County Clerk Rockwall County, TX

RECOMMENDED FOR FINAL APPROVAL:

Mayor, City of Rockwo

one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 12th day of February, 2024.5

# 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.

2.11. 2025

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

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;

- 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.

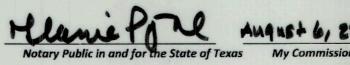
- 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
- I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in 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 -Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

DAVID CARTER

Before me, the undersigned authority, on this day personally appeared Bratalm Milaneal 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





OWNER:

MELANIE PYLAND My Notary ID # 126570708 Expires August 6, 2028

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

#### **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.
- 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 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.

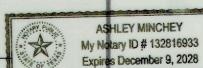
JONATHAN E. COOPER REGISTERED PROFESSIONAL AND SURVEYOR, NO. 5369 JCOOPER@BOWMAN.COM DATE:



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 day of December, 2024.



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

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Sheet: 5 of 5

Drawn By: RAH

Bowman Job No.: 210146

Case No: