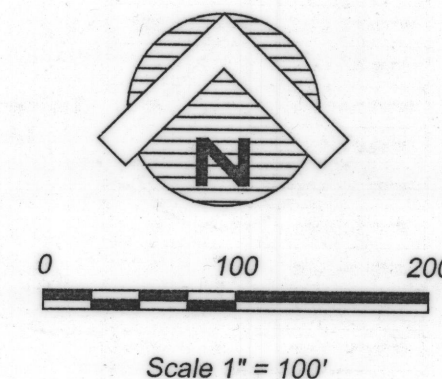




VICINITY MAP
N.T.S.



Line Table		
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 Table		
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	28.00	N01° 36' 39"W
L117	55.39	N88° 23' 21"E
L119	28.08	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 Table		
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 Table		
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
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) 771-0605
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

N: 7017030.28
E: 2603382.71

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

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

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

VARIABLE WIDTH HIKE
AND BIKE EASEMENT
BY THIS PLAT

10' UTILITY ESMT
BY THIS PLAT

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)

N: 7015660.93
E: 2603266.97

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.

15' ONCOR EASEMENT
BY THIS PLAT

20' WATER EASEMENT
BY THIS PLAT

FIRELANE, ACCESS AND
UTILITY EASEMENT
BY THIS PLAT

FIRELANE, ACCESS AND
UTILITY EASEMENT
BY THIS PLAT

DETENTION/DRAINAGE EASEMENT
BY THIS PLAT

FIRELANE, ACCESS AND
UTILITY EASEMENT
BY THIS PLAT

S 88°36'01" W 317.61'
S 01°07'41" E 93.98'

N 88°23'29" E 79.77'

S 01°22'53" E 316.76'

S 88°36'01" W 317.61'

S 01°07'41" E 93.98'

N 88°23'29" E 79.77'

S 01°22'53" E 316.76'

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

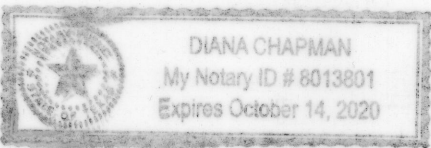
Rockwall Independent School District - Dr. John Villarreal
Superintendent

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.

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



RECOMMENDED FOR FINAL APPROVAL:

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.

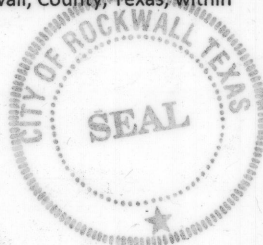
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 28th day of December, 2017.

Mayor, City of Rockwall

City Secretary

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 #	Length	Radius	Delta
C3	12.44	93.00	007° 39' 44"
C4	70.88	265.00	015° 19' 28"
C5	64.99	243.00	015° 19' 28"
C6	70.88	265.00	015° 19' 28"
C7	65.00	236.63	015° 44' 22"
C8	70.88	265.00	015° 19' 28"
C9	78.53	243.00	018° 30' 55"
C10	104.10	265.00	022° 30' 27"
C11	49.43	243.00	011° 39' 16"
C12	273.25	879.00	017° 48' 40"
C13	54.68	243.00	012° 53' 33"
C14	56.27	265.00	012° 09' 56"
C15	36.98	243.00	008° 43' 07"
C16	39.27	25.00	090° 00' 00"
C17	54.98	35.00	090° 00' 00"
C18	55.12	35.00	090° 13' 58"
C19	54.84	35.00	089° 46' 02"
C20	47.12	30.00	090° 00' 00"
C21	54.96	35.00	089° 58' 00"
C22	47.14	30.00	090° 02' 00"

Curve Table			
Curve #	Length	Radius	Delta
C23	47.11	30.00	089° 58' 00"
C24	33.55	30.00	064° 04' 39"
C25	13.69	30.00	026° 09' 18"
C26	76.97	49.00	090° 00' 00"
C27	92.68	59.00	090° 00' 00"
C28	54.84	35.00	089° 46' 02"
C29	55.12	35.00	090° 13' 58"
C30	92.69	59.00	090° 00' 53"
C31	92.66	59.00	089° 59' 07"
C32	47.00	30.00	089° 46' 02"
C33	47.25	30.00	090° 13' 58"
C34	47.09	30.00	089° 55' 49"
C35	84.75	54.00	089° 55' 23"
C36	47.10	30.00	089° 57' 22"
C37	49.46	30.00	094° 27' 27"
C38	52.75	56.50	053° 29' 51"
C39	25.70	30.00	049° 04' 36"
C40	40.84	26.00	090° 00' 00"
C41	50.26	30.50	094° 25' 15"
C42	92.32	56.00	094° 27' 27"

Curve Table			
Curve #	Length	Radius	Delta
C43	84.79	54.00	089° 57' 48"
C44	47.09	30.00	089° 55' 49"
C45	84.76	54.00	089° 55' 49"
C46	54.84	35.00	089° 46' 02"
C47	47.10	30.00	089° 57' 48"
C49	47.16	30.00	090° 04' 11"
C51	47.08	30.00	089° 55' 23"
C53	47.15	30.00	090° 02' 38"
C55	54.99	35.00	090° 00' 53"
C56	54.97	35.00	089° 59' 07"
C57	55.12	35.00	090° 13' 58"
C58	54.84	35.00	089° 46' 02"
C59	34.04	45.00	043° 20' 17"
C60	37.57	25.00	086° 06' 45"
C61	71.74	42.40	096° 56' 42"
C62	38.81	45.00	049° 25' 07"
C63	114.22	77.65	084° 16' 49"
C64	240.18	885.00	015° 32' 59"
C65	193.14	885.00	012° 30' 15"

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
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 1st Day of December, 2017.
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
20170000023961



COPY

Shelli

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:

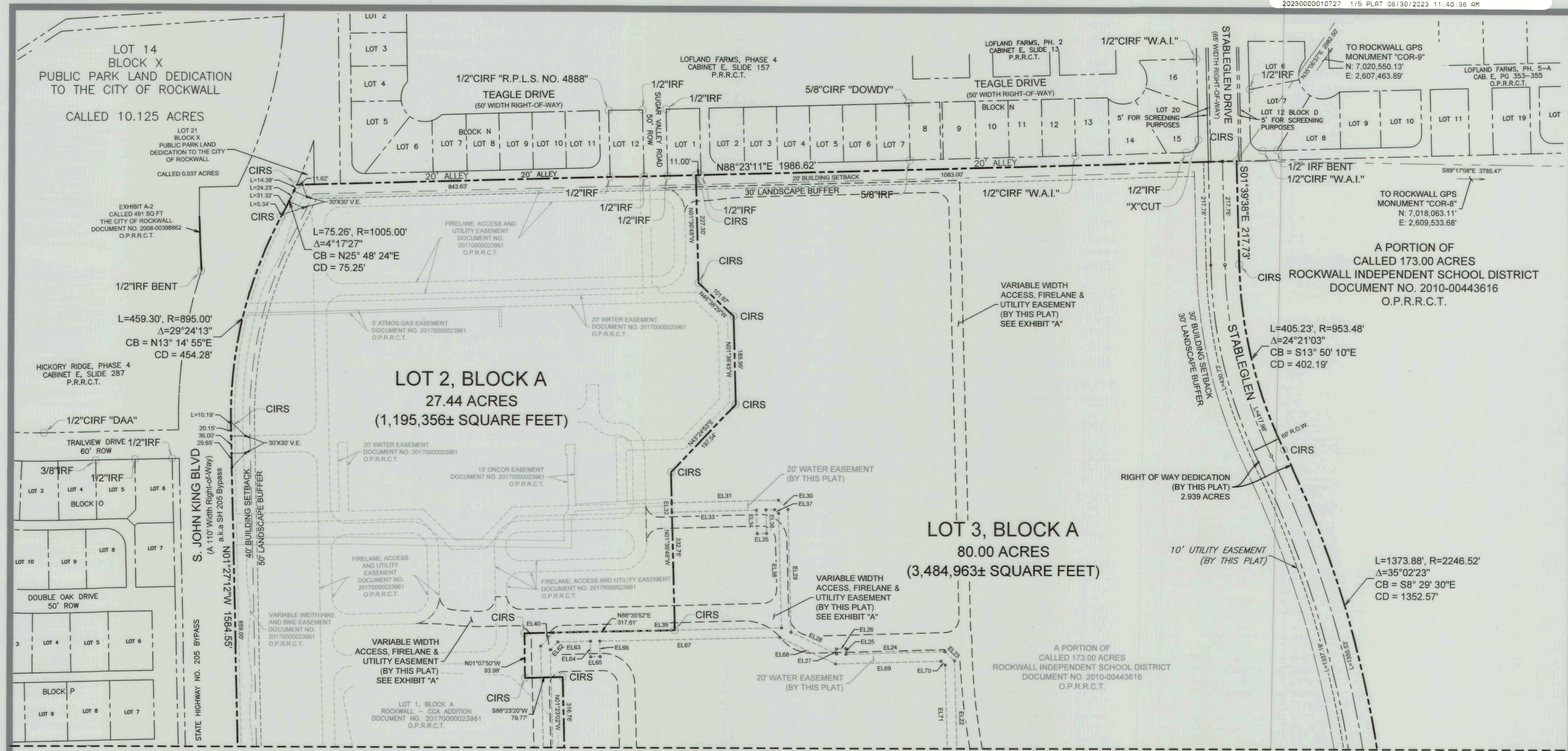
ROCKWALL ISD
801 EAST WASHINGTON ST.
ROCKWALL TEXAS, 75087
(972) 771-0605
CONTACT: DR. JOHN VILLARREAL

SURVEYOR:

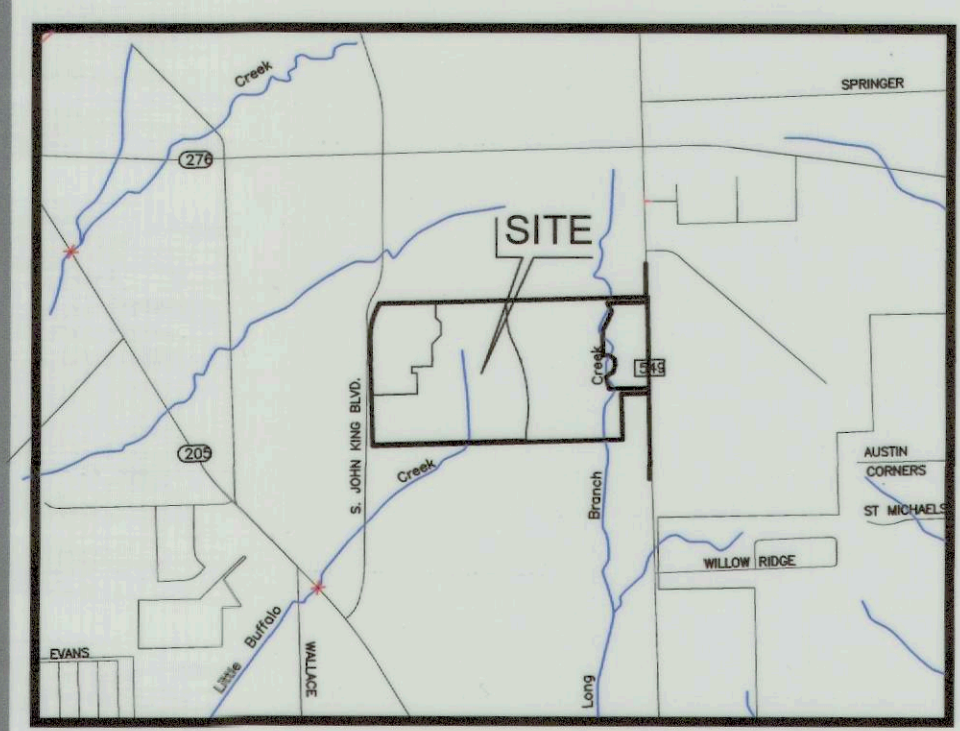
SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX CONTACT:
RODNEY MARTINEZ

ENGINEER:

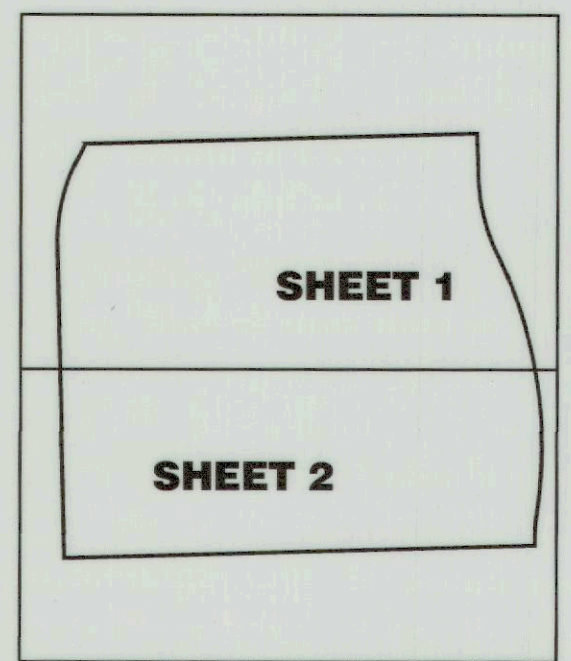
GLENN ENGINEERING CORP. 105
DECKER COURT, SUITE 910 IRVING,
TEXAS 75062
TBPE FIRM NO. F-303
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN



Match Line - See Sheet 2



LOCATION MAP
NOT TO SCALE



SHEET KEY MAP

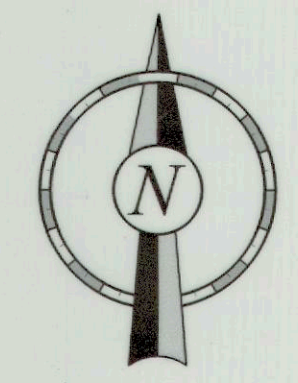
OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

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
- 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)



SCALE: 1" = 150'

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

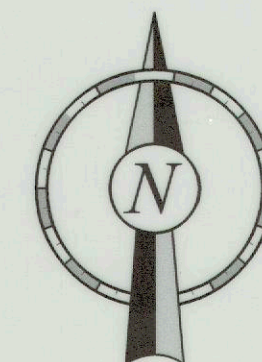
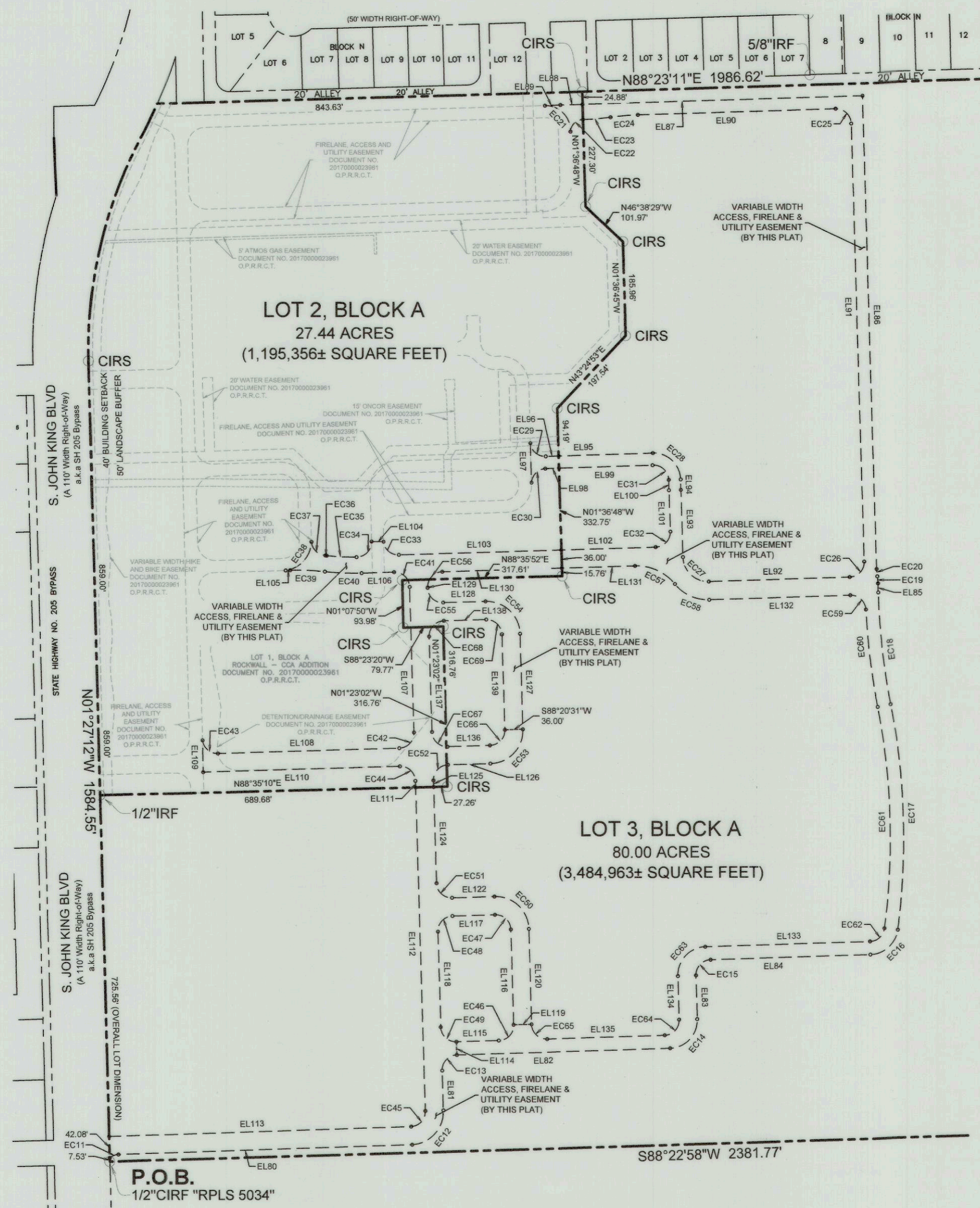
FINAL PLAT
ROCKWALL CCA ADDITION

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

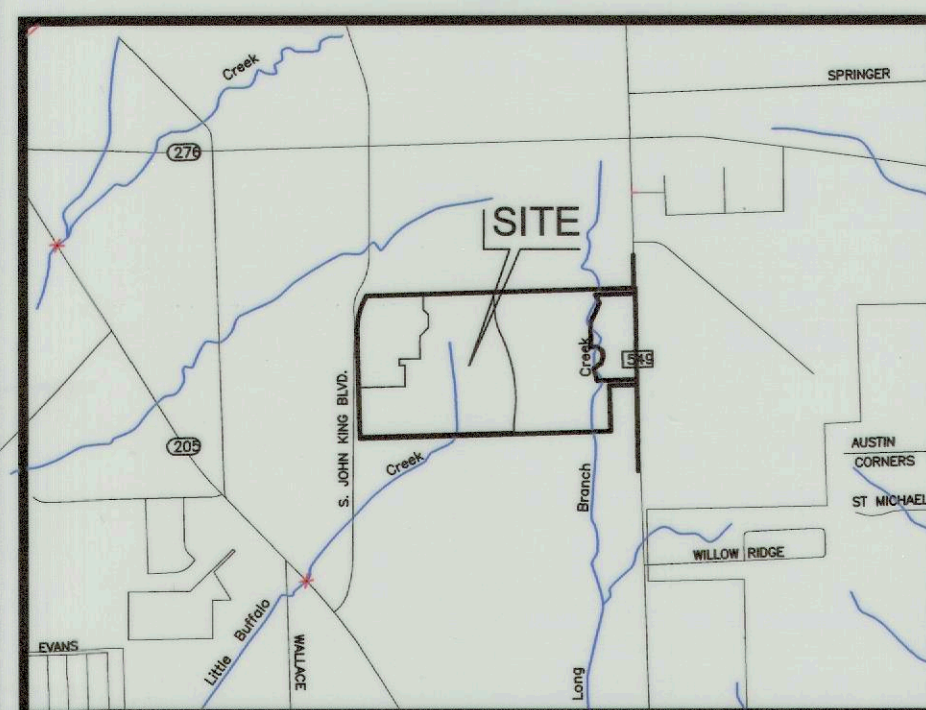
Bowman

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1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600
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

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF
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
PROPOSED EASEMENT
LINE AS NOTED
PROPOSED FIRE LANE
EASEMENT
PREVIOUS TRACT LINE
BOUNDARY LINE

EXHIBIT "A"

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPELS #10120600

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FINAL PLAT
ROCKWALL CCA ADDITION

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A
110.38 ACRES
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Sheet: 3 of 5

Drawn By: RAH

Case No: P2022-059

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

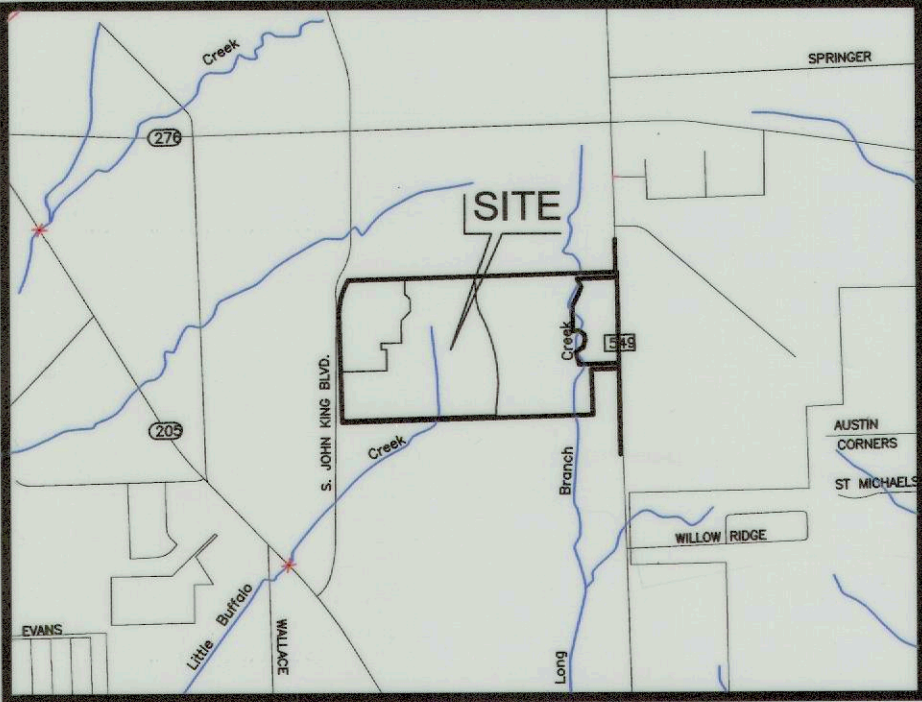
Line Table		
Line #	Length	Direction
EL106	65.18'	N88°20'31"E
EL107	288.00'	S1°39'29"E
EL108	360.70'	S88°20'31"W
EL109	62.91'	S1°22'51"E
EL110	390.85'	N88°20'31"E
EL111	12.88'	S1°39'29"E
EL112	641.11'	S1°39'29"E
EL113	599.62'	S88°08'06"W
EL114	26.00'	N1°39'29"W
EL115	84.00'	N88°20'31"E
EL116	188.80'	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
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TBPE FIRM NO. F-303
(972) 989-2174 Cell
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Contact: Robert Howman

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF
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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 -----
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PREVIOUS TRACT LINE -----
BOUNDARY LINE -----

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

Bowman Job No.: 210146

FINAL PLAT
ROCKWALL CCA ADDITION

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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Rockwall Independent School District

Rockwall Independent School District - Dr. John Villarreal
Superintendent

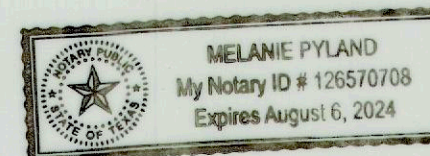
DAVID CARTER
CHIEF FINANCIAL OFFICER

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 29th day of June, 2023.

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



RECOMMENDED FOR FINAL APPROVAL:

[Signature] 6-13-2023
Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 30th day of January, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 13th day of June, 2023.

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

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

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

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

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.

GENERAL NOTES:

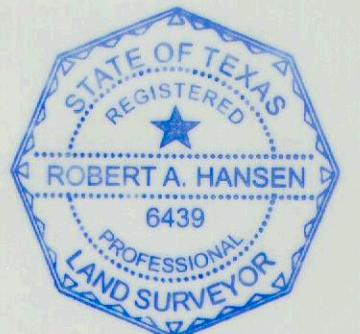
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
2. Site is zoned Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

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.

[Signature]
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.

[Signature]
Notary Public in and for the State of Texas My Commission Expires
JUSTIN PALMER
Notary Public, State of Texas
Comm. Expires 02-27-2027
Notary ID 134222269

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

Sheet: 5 of 5

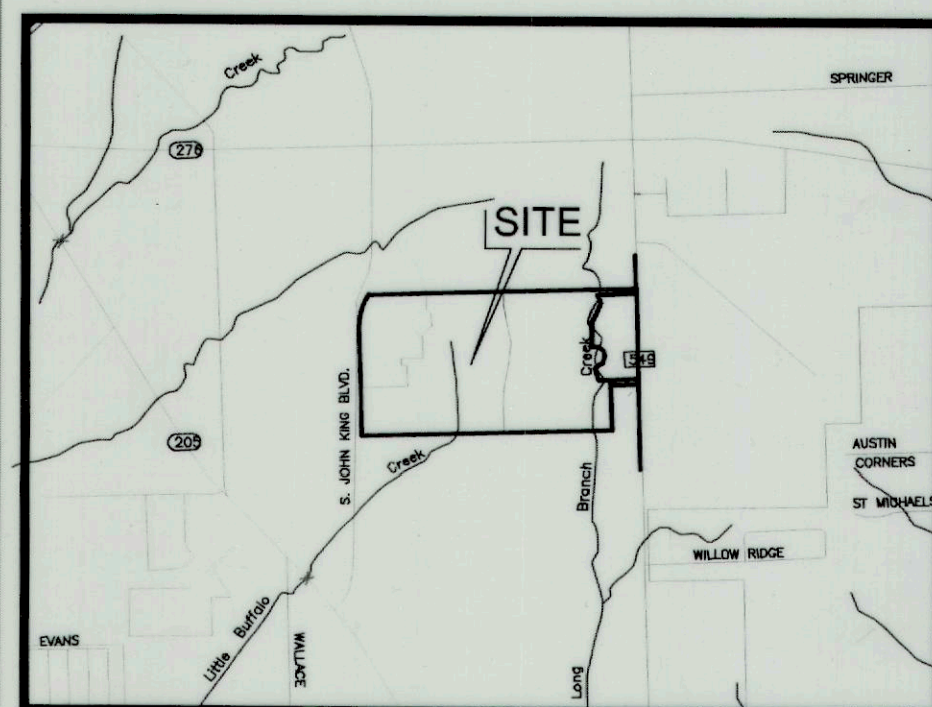
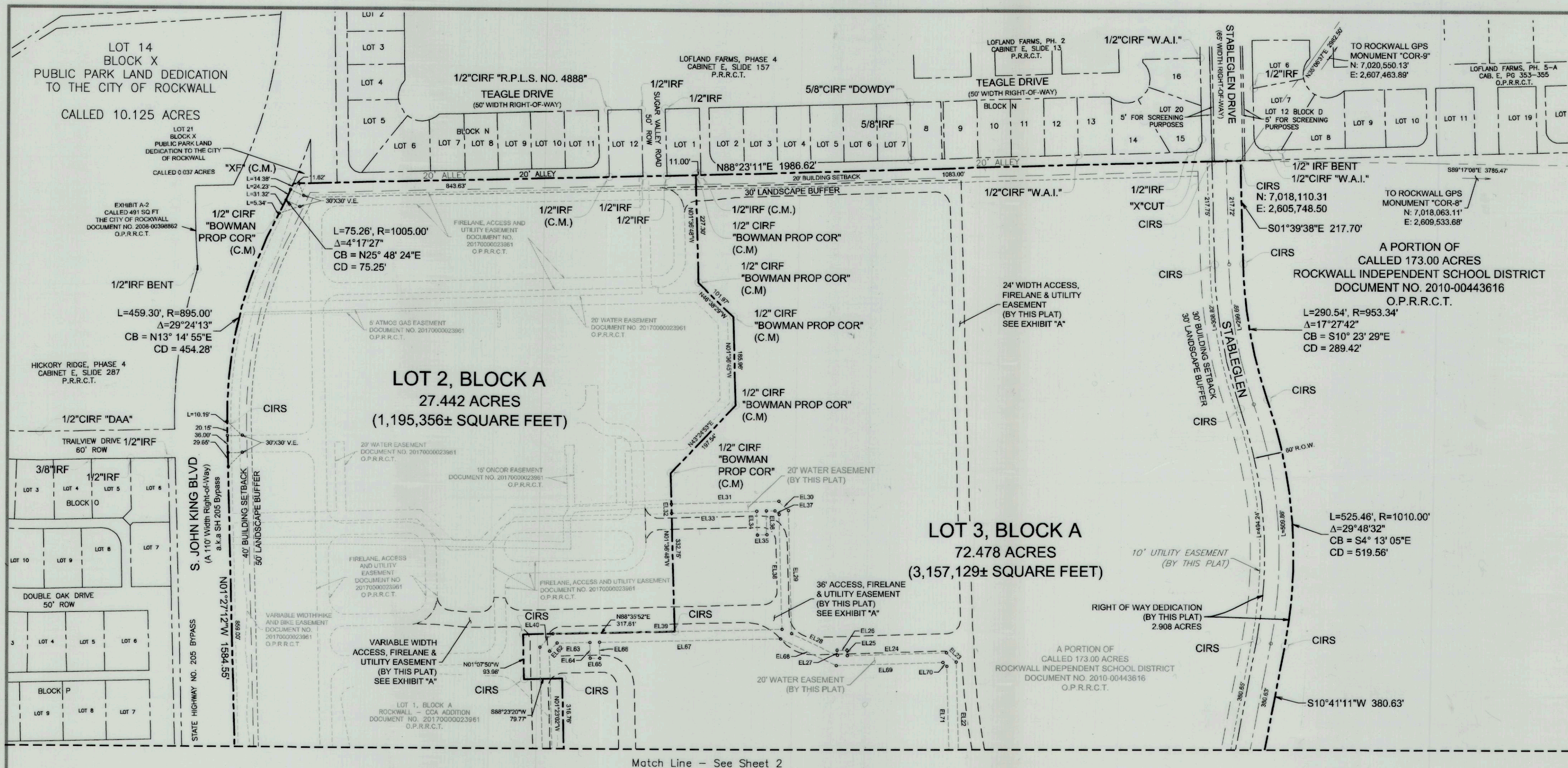
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Case No: P2022-059

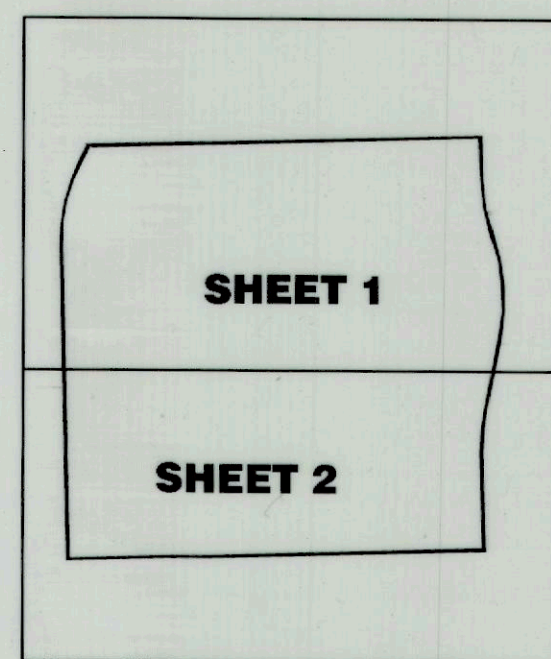
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Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
06/30/2023 11:40:36 AM
\$250.00
20230000010727



[Signature]



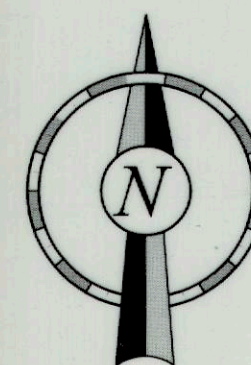
LOCATION MAP
NOT TO SCALE



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



SCALE: 1" = 150'

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

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

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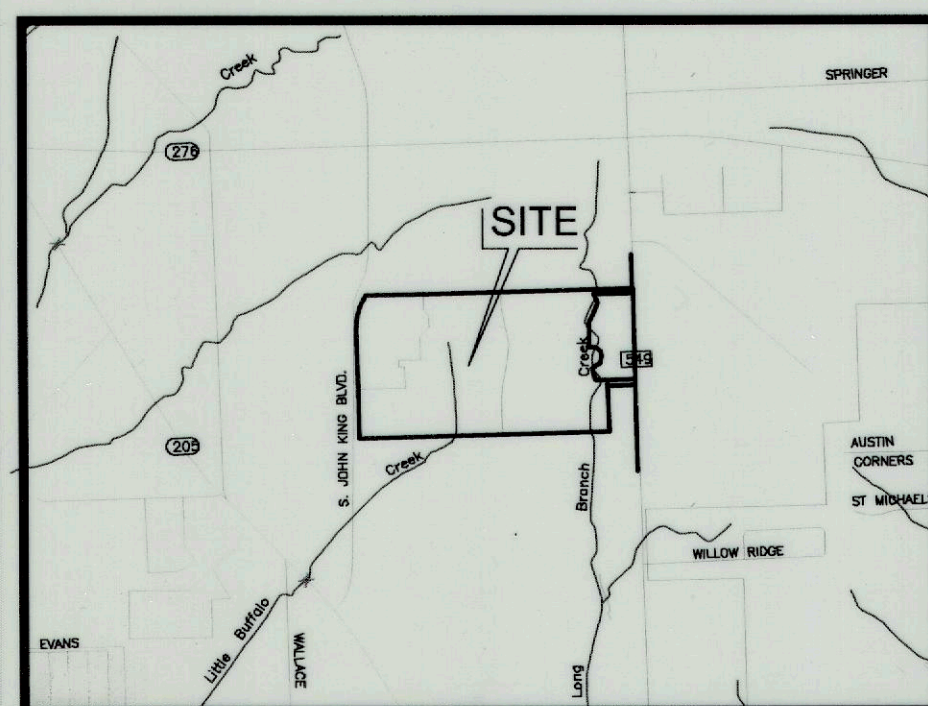
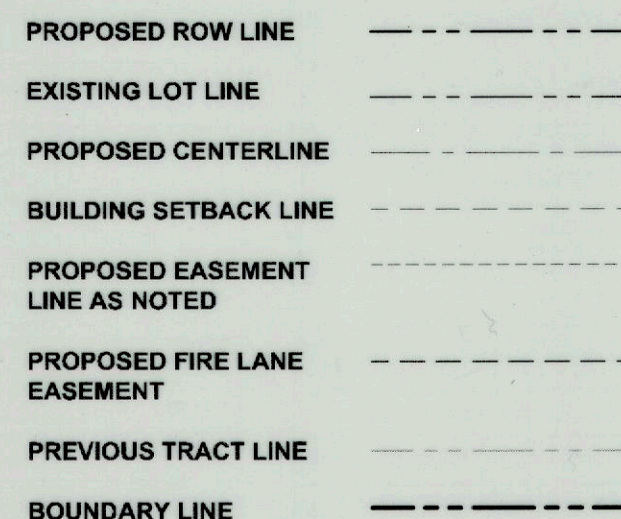
2805 Dallas Parkway, Suite 310
Plano, Texas 75093
TBPELS #10120600

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

Sheet: 1 of 5

Drawn By: RAH

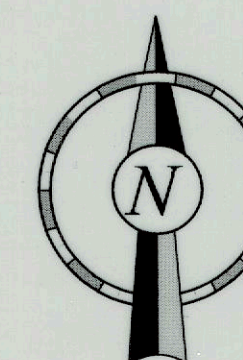
Case No:



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

Bowman Job No.: 210146

EXHIBIT "A"



SCALE: 1" = 200'

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

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		
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	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
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"

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°27'21"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	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 Table		
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
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 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"

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.
Jonathan E. Cooper
jcooper@bowman.com
2805 Dallas Parkway, Suite 310
Plano, Texas 75093
(9

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 CIRS) 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.

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.

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

Jennifer Fogg, County Clerk
Rockwall County, TX

Jennifer Fogg



RECOMMENDED FOR FINAL APPROVAL:

[Signature]
Planning & Zoning Commission, Chairman

2.11.2025
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 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

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary

[Signature]
City Engineer



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

[Signature]

Rockwall Independent School District - *[Signature]*
Superintendent

DAVID CARTER

STATE OF TEXAS COUNTY OF ROCKWALL

DAVID CARTER

Before me, the undersigned authority, on this day personally appeared *[Signature]* 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, 2025.

[Signature]
Notary Public in and for the State of Texas

August 6, 2028
My Commission Expires



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

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)

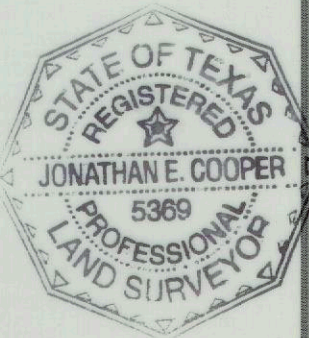
CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A 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.

[Signature]

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



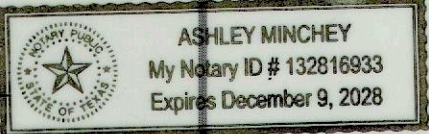
STATE OF TEXAS
COUNTY OF DALLAS

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 11th day of December, 2024.

[Signature]
Notary Public in and for the State of Texas

12/09/2028
My Commission Expires



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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www.bowman.com

Sheet: 5 of 5

Drawn By: RAH

Case No: