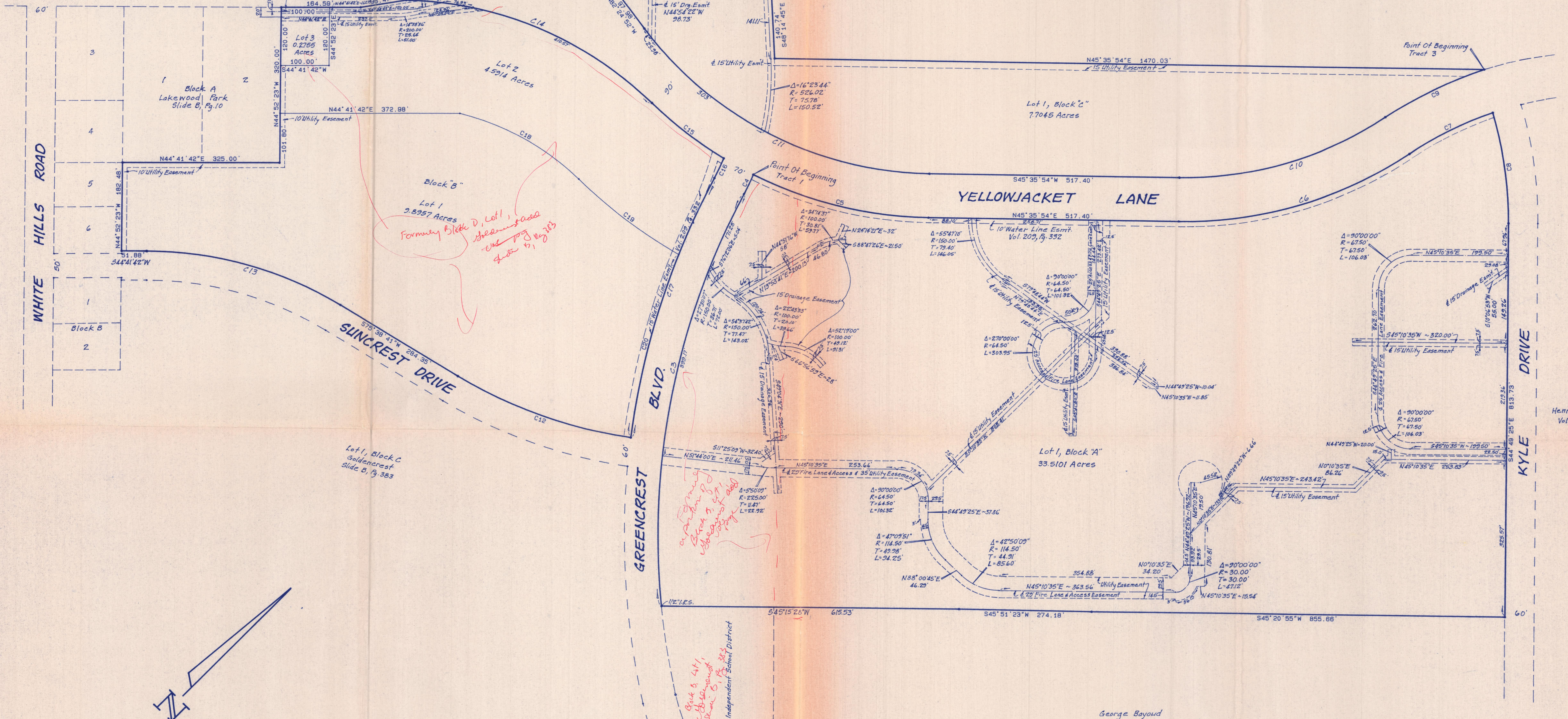


RIDGE ROAD (F.M. ROAD NO. 740)

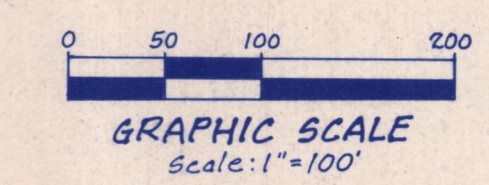
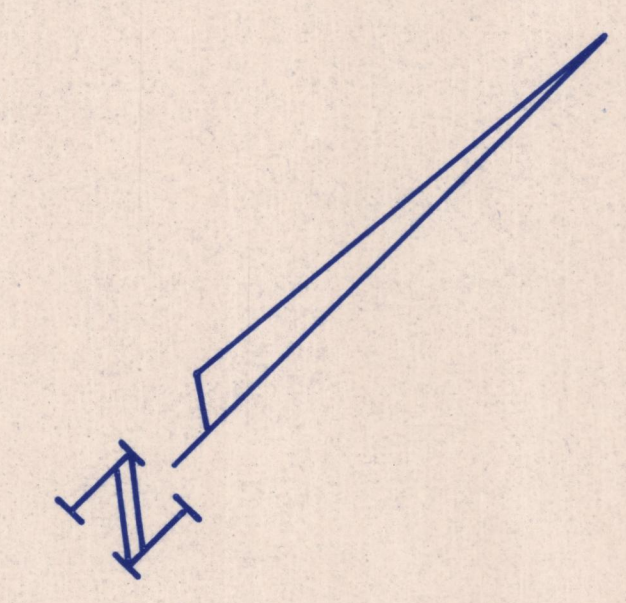
WHITE HILLS ROAD



Lot 1, Block C
Goldencrest
Slide B, Pg. 383

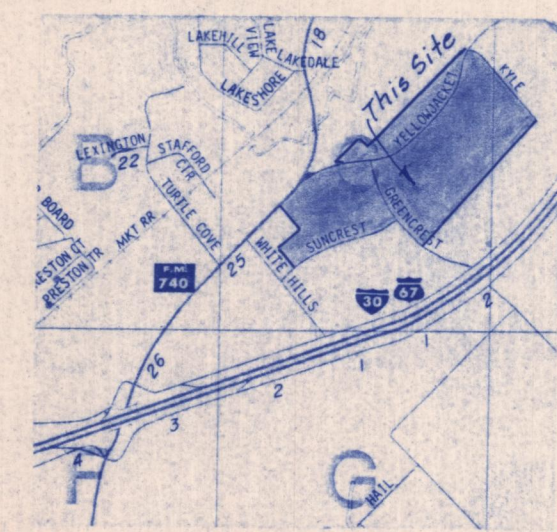
Block 'B'
Lot 1
3.8957 Acres
Formerly Block D, Lot 1
Goldencrest
Slide B, Pg. 383

Formerly Block D, Lot 1
Goldencrest
Slide B, Pg. 383



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N73°51'15"W	173.40	20°35'42"	485.00	174.33	88.12
C2	N70°09'08"W	172.57	24°00'00"	415.00	173.83	88.21
C3	N34°00'41"W	866.80	33°49'51"	1463.00	881.55	454.05
C4	N18°28'54"W	44.41	4°46'16"	533.52	44.43	22.23
C5	N58°20'40"E	372.87	25°29'32"	845.00	375.98	191.14
C6	N28°28'19"E	487.67	34°15'10"	845.00	505.18	260.38
C7	N18°36'50"E	192.35	14°38'13"	755.00	192.88	96.97
C8	S53°22'58"E	229.21	17°07'08"	770.00	230.06	115.89
C9	S18°04'50"W	227.46	15°28'12"	845.00	228.15	114.77
C10	S28°28'19"W	444.87	34°15'10"	755.00	451.36	232.85
C11	S71°35'31"W	681.79	51°59'14"	755.00	685.05	388.13
C12	S84°21'12"W	379.84	22°34'57"	970.00	382.31	193.67
C13	S80°10'11"W	418.23	30°58'58"	780.00	421.34	215.94
C14	N87°12'15"E	551.00	42°48'10"	755.00	564.02	295.90
C15	N82°14'02"E	187.55	12°44'36"	845.00	187.94	94.36
C16	S19°53'12"E	45.13	5°34'51"	483.52	45.15	22.59
C17	S27°26'51"E	563.48	20°46'09"	1563.00	569.57	288.43
C18	N73°26'19"E	280.89	30°20'01"	536.81	284.20	145.51
C19	N81°36'35"E	258.99	13°59'30"	1063.19	259.63	130.47
C20	S30°40'20"E	391.42	14°23'10"	1563.00	392.45	197.26



INTERSTATE HIGHWAY NO. 30

Rockwall Independent School District,
Richard Wincoff & Insta-Lube of Rockwall
Real Estate Partners, Ltd. - Owners
801 E. Washington Street
Rockwall, Texas 75087 Telephone No. 771-0605

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE 1"=100' DATE 5-07-91 JOB NO. 90134

ROCKWALL HIGH SCHOOL ADDITION
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
JOHN D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

EXISTING ZONING - MF-15 & COMMERCIAL
PROPOSED ZONING - COMMERCIAL - (SEE SITE PLAN)

Note:
All property corners, point of curvatures and point of tangency are 1/2" iron rod found unless otherwise noted on plans.

1st Submission



OWNERS' CERTIFICATE

WHEREAS, Rockwall Independent School District, Richard Wincorn, and Insta-Lube of Rockwall Real Estate Partners, Ltd., are the owners of three tracts of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64 and the John D. McFarland Survey, Abstract No. 145, Rockwall County, Texas, and being part of Lot 1, Block B, and all of Lot 1, Block D of Goldencrest, an addition to the City of Rockwall, recorded in Slide B, Page 383, Plat Records, Rockwall County, Texas, and a part of that 57.540 acre tract of land described as Tract 2 described in Deed of Trust recorded in Volume 221, Page 954, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

TRACT 1

BEGINNING at a 1/2" iron rod found at the intersection of the Northeast line of Greencrest Blvd., a 70 foot right-of-way, with the Southeast line of Yellowjacket Lane, a 90 foot right-of-way, said iron rod being on a curve to the left having a central angle of 25° 29' 32", a radius of 845.00 feet, and a chord that bears North 58° 20' 40" East a distance of 372.87 feet;
THENCE: Along the Southeast line of said Yellowjacket Lane as follows: Along said curve an arc distance of 375.96 feet to a 1/2" iron rod found at the point of tangency of said curve; North 45° 35' 54" East a distance of 517.40 feet to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of 34° 15' 10", a radius of 845.00 feet, and a chord that bears North 28° 28' 19" East a distance of 497.67 feet; Along said curve an arc distance of 505.16 feet to a 1/2" iron rod found at the point of reverse curvature of a curve to the right having a central angle of 14° 38' 13", a radius of 755.00 feet, and a chord that bears North 18° 39' 50" East a distance of 192.35 feet; Along said curve an arc distance of 192.88 feet to a 1/2" iron rod found at the intersection of said Southeast line with the Southwest line of Kyle Drive, a 60 foot right-of-way, said iron rod being on a curve to the right having a central angle of 17° 07' 08", a radius of 770.00 feet, and a chord that bears South 53° 22' 59" East a distance of 229.21 feet;
THENCE: Along said curve and with said Southwest line of Kyle Drive an arc distance of 230.06 feet to a 1/2" iron rod found at the point of tangency of said curve;
THENCE: South 44° 49' 25" East a distance of 813.73 feet continuing with said Southwest line to a 1/2" iron rod found at the South corner of Kyle Drive and on the Southeast line of the previously mentioned 57.540 acre tract, said iron rod bears South 45° 20' 55" West a distance of 30.00 feet from the East corner of said 57.540 acre tract;
THENCE: South 45° 20' 55" West a distance of 855.66 feet with said Southeast line to a 1/2" iron rod found for a corner;
THENCE: South 45° 51' 23" West a distance of 274.18 feet continuing with said Southeast line to a 1/2" iron rod found for a corner;
THENCE: South 45° 15' 28" West passing at 382.64 feet an "ell" corner of said 57.540 acre tract and continuing a total distance of 615.53 feet to a 1/2" iron rod set for a corner on the Northeast line of the previously mentioned Greencrest Blvd., said iron rod being on a curve to the right having a central angle of 33° 49' 51", a radius of 1493.00 feet, and a chord that bears North 34° 00' 41" West a distance of 868.80 feet;
THENCE: Along the Northeast lines of Greencrest Blvd. as follows: Along said curve an arc distance of 881.55 feet to a 1/2" iron rod found at the point of reverse curvature of a curve to the left having a central angle of 4° 46' 16", a radius of 533.52 feet, and a chord that bears North 19° 28' 54" West a distance of 44.41 feet; Along said curve an arc distance of 44.43 feet to the Point of Beginning and containing 1,459,700 square feet or 33.5101 acres of land.

TRACT 2

BEING All of Lot 1, Block D of the above mentioned Goldencrest.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

ROCKWALL INDEPENDENT SCHOOL DISTRICT RICHARD WINCORN INSTA-LUBE OF ROCKWALL REAL ESTATE PARTNERS, LTD.
By _____ By _____

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____
as _____ of Rockwall Independent School District.

Notary Public

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by Richard Wincorn.

Notary Public

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____
on behalf of Insta-Lube of Rockwall Real Estate Partners, Ltd.

Notary Public

SURVEYOR'S CERTIFICATE

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

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of Rockwall High School, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

City Secretary, City of Rockwall

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Rockwall Independent School District, Richard Wincorn, and Insta-Lube of Rockwall Real Estate Partners, Ltd., being owners do hereby adopt this plat designating the hereinabove described property as Rockwall High School Addition and Replat of a Portion of Goldencrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby vacate and abandon the plat of Rockwall Memorial Hospital recorded in Cabinet B on Pages 267 and 268, Plat Records, Rockwall County, Texas, and further hereby dedicate for public use forever the streets and alleys shown thereon, 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. 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 utilities shall have the right of ingress or egress to, from and upon the said easement strips for the 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 this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall.

HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE DATE JOB NO.

5-07-91 90134

ROCKWALL HIGH SCHOOL ADDITION
& REPLAT OF A PORTION OF GOLDENCREST ADDITION

E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

2
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RIDGE ROAD (F.M. ROAD NO. 740)

Cecil J. & Ray L. Unrath
Vol. 32, Pg. 300

Folsom Investments
Vol. 49, Pg. 286

WHITE HILLS ROAD

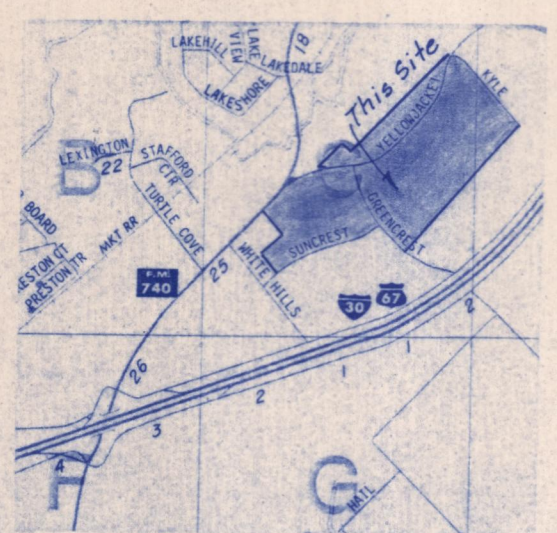
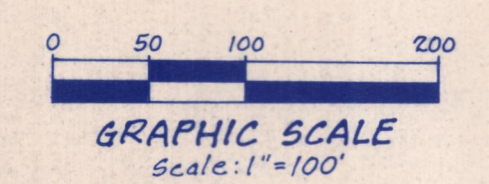
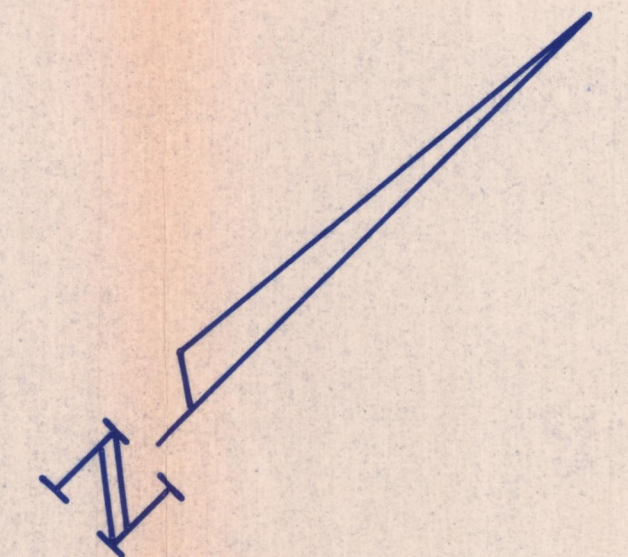
YELLOWJACKET LANE

SUNCREST DRIVE

BLVD.

GREENCREST

KYLE DRIVE



CURVE DATA					
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH
C1	N71°51'15"W	173.40	20°35'42"	485.00	174.33
C2	N70°09'08"W	172.57	24°00'00"	415.00	173.83
C3	N34°00'41"W	948.80	3°49'51"	1493.00	881.55
C4	N19°28'54"W	44.41	4°46'16"	533.52	44.43
C5	N58°20'40"E	372.87	25°29'32"	845.00	375.98
C6	N28°28'18"E	497.87	34°15'10"	845.00	505.18
C7	N18°58'59"E	182.35	14°38'13"	755.00	192.88
C8	S53°22'59"E	229.21	17°07'08"	770.00	230.08
C9	S19°04'50"W	227.46	15°28'12"	845.00	228.15
C10	S28°28'10"W	444.87	34°15'10"	755.00	451.38
C11	S71°35'31"W	861.79	51°59'14"	755.00	885.05
C12	S84°21'12"W	379.84	22°34'57"	870.00	382.31
C13	S90°10'11"W	418.23	30°58'58"	780.00	421.34
C14	N87°12'15"E	551.00	42°48'10"	755.00	584.02
C15	N82°14'02"E	187.55	12°44'38"	645.00	187.94
C16	S19°53'12"E	45.13	5°34'51"	483.52	45.15
C17	S27°28'53"E	585.48	20°46'09"	1563.00	588.57
C18	N73°28'18"E	280.89	30°20'01"	536.81	284.20
C19	N81°36'39"E	258.99	13°59'30"	1063.19	259.63
C20	S30°40'20"E	391.42	14°23'10"	1563.00	392.45

INTERSTATE HIGHWAY NO. 30

Rockwall Independent School District,
Richard Wincott & Insta-Lube of Rockwall
Real Estate Partners, Ltd. - Owners
801 E. Washington Street
Rockwall, Texas 75087 Telephone No. 771-0605

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

ROCKWALL HIGH SCHOOL ADDITION
REPLAT OF A PORTION OF GOLDENCREST ADDITION
E.P. GAINES CHISLUM SURVEY, ABSTRACT NO. 64
JOHN D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Note:
All property corners, point of curvatures and
point of tangency are 1/2" iron rod found unless
otherwise noted on plans.

2nd Submission

OWNERS' CERTIFICATE

WHEREAS, Rockwall Independent School District, Richard Wincorn, and Insta-Lube of Rockwall Real Estate Partners, Ltd., are the owners of three tracts of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64 and the John D. McFarland Survey, Abstract No. 145, Rockwall County, Texas, and being part of Lot 1, Block B, and all of Lot 1, Block D of Goldencrest, an addition to the City of Rockwall, recorded in Slide B, Page 383, Plat Records, Rockwall County, Texas, and a part of that 57.540 acre tract of land described as Tract 2 described in Deed of Trust recorded in Volume 221, Page 954, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

TRACT 1

BEGINNING at a 1/2" iron rod found at the intersection of the Northeast line of Greencrest Blvd., a 70 foot right-of-way, with the Southeast line of Yellowjacket Lane, a 90 foot right-of-way, said iron rod being on a curve to the left having a central angle of 25° 29' 32", a radius of 845.00 feet, and a chord that bears North 58° 20' 40" East a distance of 372.87 feet;
THENCE: Along the Southeast line of said Yellowjacket Lane as follows: Along said curve an arc distance of 375.96 feet to a 1/2" iron rod found at the point of tangency of said curve; North 45° 35' 54" East a distance of 517.40 feet to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of 34° 15' 10", a radius of 845.00 feet, and a chord that bears North 28° 28' 19" East a distance of 497.67 feet; Along said curve an arc distance of 505.16 feet to a 1/2" iron rod found at the point of reverse curvature of a curve to the right having a central angle of 14° 38' 13", a radius of 755.00 feet, and a chord that bears North 18° 39' 50" East a distance of 192.35 feet; Along said curve an arc distance of 192.88 feet to a 1/2" iron rod found at the intersection of said Southeast line with the Southwest line of Kyle Drive, a 60 foot right-of-way, said iron rod being on a curve to the right having a central angle of 17° 07' 08", a radius of 770.00 feet, and a chord that bears South 53° 22' 59" East a distance of 229.21 feet;
THENCE: Along said curve and with said Southwest line of Kyle Drive an arc distance of 230.06 feet to a 1/2" iron rod found at the point of tangency of said curve;
THENCE: South 44° 49' 25" East a distance of 813.73 feet continuing with said Southwest line to a 1/2" iron rod found at the South corner of Kyle Drive and on the Southeast line of the previously mentioned 57.540 acre tract, said iron rod bears South 45° 20' 55" West a distance of 30.00 feet from the East corner of said 57.540 acre tract;
THENCE: South 45° 20' 55" West a distance of 855.66 feet with said Southeast line to a 1/2" iron rod found for a corner;
THENCE: South 45° 51' 23" West a distance of 274.18 feet continuing with said Southeast line to a 1/2" iron rod found for a corner;
THENCE: South 45° 15' 28" West passing at 382.64 feet an "ell" corner of said 57.540 acre tract and continuing a total distance of 615.53 feet to a 1/2" iron rod set for a corner on the Northeast line of the previously mentioned Greencrest Blvd., said iron rod being on a curve to the right having a central angle of 33° 49' 51", a radius of 1493.00 feet, and a chord that bears North 34° 00' 41" West a distance of 868.80 feet;
THENCE: Along the Northeast lines of Greencrest Blvd. as follows: Along said curve an arc distance of 881.55 feet to a 1/2" iron rod found at the point of reverse curvature of a curve to the left having a central angle of 4° 46' 16", a radius of 533.52 feet, and a chord that bears North 19° 28' 54" West a distance of 44.41 feet; Along said curve an arc distance of 44.43 feet to the Point of Beginning and containing 1,459,700 square feet or 33.5101 acres of land.

TRACT 2

BEING All of Lot 1, Block D of the above mentioned Goldencrest.

TRACT 3

COMMENCING at a point in Yellowjacket Lane, a 90 foot right-of-way at the North corner of said 57.540 acre tract and at the North corner of the above mentioned Goldencrest;
THENCE: South 45° 35' 54" West a distance of 82.08 feet with the Northwest line of said 57.540 acre tract and said Addition to a 1/2" iron rod found at its intersection with the Northwest line of Yellowjacket Lane, said iron rod being on a curve to the left having a central angle of 15° 28' 12", a radius of 845.00 feet, and a chord that bears South 19° 04' 50" West a distance of 227.46 feet;
THENCE: Along said curve and with said Northwest line an arc distance of 228.15 feet to a 1/2" iron rod found at the point of reverse curvature of a curve to the right having a central angle of 34° 15' 10", a radius of 755.00 feet, and a chord that bears South 28° 28' 19" West a distance of 444.67 feet;
THENCE: Along said curve and with said Northwest line an arc distance of 451.36 feet to a 1/2" iron rod found at the point of tangency of said curve;
THENCE: South 45° 35' 54" West a distance of 517.40 feet continuing with said Northwest line to a 1/2" iron rod found at the point of curvature of a curve to the right having a central angle of 51° 59' 14", a radius of 755.00 feet, and a chord that bears South 71° 35' 31" West a distance of 661.79 feet;
THENCE: Along said curve and continuing with said Northwest line passing at an arc distance of 566.71 feet the point at which Yellowjacket Lane becomes a variable width right-of-way and continuing a total arc distance of 685.05 feet to a 1/2" iron rod found for a corner;
THENCE: North 82° 24' 52" West a distance of 97.98 feet continuing with said Northwest line to a 1/2" iron rod found for a corner on the Southerly Northwest line of said 57.540 acre tract;
THENCE: North 44° 35' 08" East a distance of 321.65 feet with said Northwest line to a nail found in concrete for a corner at a County Road and the most Southerly North corner of said 57.540 acre tract;
THENCE: South 48° 14' 45" East a distance of 140.74 feet with the most Westerly Northeast line of said 57.540 acre tract and with said County Road to a 1/2" iron rod found for a corner in the center of an old County Road;
THENCE: North 45° 35' 54" East a distance of 1470.03 feet with the most Northerly Northwest line of said 57.540 acre tract and the center of said old County Road to the Point of Beginning and Containing 335,607 square feet or 7.7045 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Rockwall Independent School District, Richard Wincorn, and Insta-Lube of Rockwall Real Estate Partners, Ltd., being owners do hereby adopt this plat designating the hereinabove-described property as Rockwall High School, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, 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. 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 easements strips; and any public utilities shall have the right of ingress or egress to, from and upon the said easement strips for the 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 this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

ROCKWALL INDEPENDENT SCHOOL DISTRICT

RICHARD WINCORN

INSTA-LUBE OF ROCKWALL REAL ESTATE PARTNERS, LTD.

By

By

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ as _____ of Rockwall Independent School District.

Notary Public

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by Richard Wincorn.

Notary Public

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ on behalf of Insta-Lube of Rockwall Real Estate Partners, Ltd.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of Rockwall High School, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

City Secretary, City of Rockwall

2
11

HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE DATE JOB NO.

5-07-91 90134

ROCKWALL HIGH SCHOOL ADDITION

E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RIDGE ROAD (F.M. ROAD NO. 740)

WHITE HILLS ROAD

Cecil J. & Ray L. Unrath
Vol. 38, Pg. 300

Folsom Investments
Vol. 49, Pg. 286

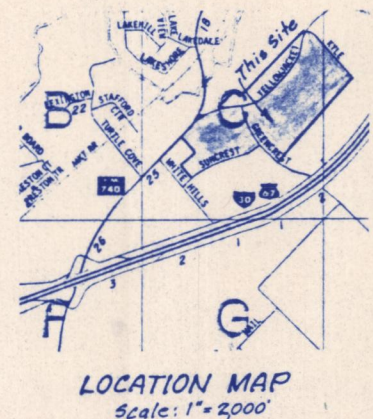
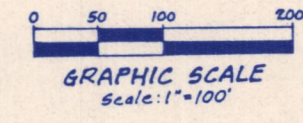
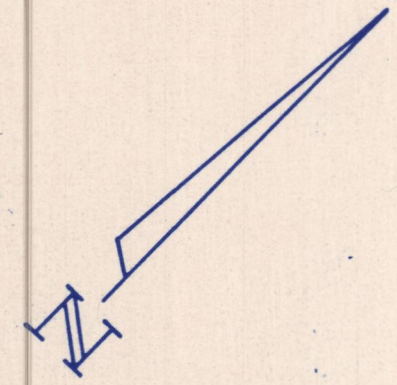
YELLOWJACKET LANE

SUNCREST DRIVE

BLVD.

GREENCREST

KYLE DRIVE



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N71°51'15"W	173.40	20°35'42"	485.00	174.33	88.12
C2	N70°09'08"W	172.57	24°00'00"	415.00	173.83	88.21
C3	N34°00'41"W	848.80	35°49'51"	1493.00	851.65	454.05
C4	N18°28'54"W	44.41	4°48'18"	533.52	44.43	22.23
C5	N58°20'40"E	372.87	25°29'32"	845.00	375.98	181.14
C6	N28°28'18"E	407.87	34°15'10"	845.00	505.18	288.38
C7	N18°38'50"E	192.35	14°38'13"	755.00	192.88	96.97
C8	S53°22'58"E	229.21	17°07'08"	770.00	230.08	115.89
C9	S19°04'50"W	227.46	15°28'12"	845.00	228.15	114.77
C10	S28°28'18"W	444.67	34°15'10"	755.00	451.38	232.85
C11	S71°35'31"W	881.79	51°59'14"	755.00	885.05	388.13
C12	S84°25'12"W	379.84	22°34'57"	970.00	382.31	193.87
C13	S80°10'11"W	418.23	30°58'58"	780.00	421.34	215.94
C14	N87°12'15"E	551.00	42°48'10"	755.00	584.02	295.90
C15	N82°14'02"E	497.55	12°44'38"	845.00	187.94	94.38
C16	S19°53'12"E	45.13	5°34'51"	483.52	45.15	22.59
C17	S27°28'51"E	583.48	20°48'09"	1583.00	588.57	288.43
C18	N73°28'18"E	280.88	30°20'01"	538.81	284.20	145.51
C19	N81°38'38"E	258.89	13°59'30"	1083.18	259.83	130.47
C20	S30°40'20"E	381.42	14°23'10"	1583.00	382.45	197.28

INTERSTATE HIGHWAY NO. 30

Rockwall Independent School District,
Richard Wincott & Insta-Lube of Rockwall
Real Estate Partners, Ltd. - Owners
801 E. Washington Street
Rockwall, Texas 75087 Telephone No. 771-0605

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

ROCKWALL HIGH SCHOOL ADDITION
REPLAT OF A PORTION OF GOLDENCREST ADDITION
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
JOHN D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Note:
All property corners, point of curvatures and
point of tangency are marked with iron rod found unless
otherwise noted on plans.

3rd
Submission
Approved

EXISTING ZONING - MF-15 & COMMERCIAL
PROPOSED ZONING - COMMERCIAL - (SEE
SITE PLAN)

Rev. 5-23-91
Rev. 7-11-91

OWNERS' CERTIFICATE

WHEREAS, Rockwall Independent School District, Richard Wincorn, and Insta-Lube of Rockwall Real Estate Partners, Ltd. are the owners of three tracts of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64 and the John D. McFarland Survey, Abstract No. 145, Rockwall County, Texas, and being part of Lot 1, Block B, and all of Lot 1, Block D of Goldencrest, an addition to the City of Rockwall, recorded in Slide B, Page 383, Plat Records, Rockwall County, Texas, and a part of that 57,540 acre tract of land described as Tract 2 described in Deed of Trust recorded in Volume 221, Page 954, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

TRACT 1

BEGINNING at a 1/2" iron rod found at the intersection of the Northeast line of Greencrest Blvd., a 70 foot right-of-way, with the Southeast line of Yellowjacket Lane, a 90 foot right-of-way, said iron rod being on a curve to the left having a central angle of 25° 29' 32", a radius of 845.00 feet, and a chord that bears North 58° 20' 40" East a distance of 372.87 feet;
THENCE: Along the Southeast line of said Yellowjacket Lane as follows: Along said curve an arc distance of 375.96 feet to a 1/2" iron rod found at the point of tangency of said curve; North 45° 35' 54" East a distance of 517.40 feet to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of 34° 15' 10", a radius of 845.00 feet, and a chord that bears North 28° 28' 19" East a distance of 497.67 feet; Along said curve an arc distance of 505.16 feet to a 1/2" iron rod found at the point of reverse curvature of a curve to the right having a central angle of 14° 38' 13", a radius of 755.00 feet, and a chord that bears North 18° 39' 50" East a distance of 192.35 feet; Along said curve an arc distance of 192.88 feet to a 1/2" iron rod found at the intersection of said Southeast line with the Southwest line of Kyle Drive, a 60 foot right-of-way, said iron rod being on a curve to the right having a central angle of 17° 07' 08", a radius of 770.00 feet, and a chord that bears South 53° 22' 59" East a distance of 229.21 feet;
THENCE: Along said curve and with said Southwest line of Kyle Drive an arc distance of 230.06 feet to a 1/2" iron rod found at the point of tangency of said curve;
THENCE: South 44° 49' 25" East a distance of 813.73 feet continuing with said Southwest line to a 1/2" iron rod found at the South corner of Kyle Drive and on the Southeast line of the previously mentioned 57,540 acre tract, said iron rod bears South 45° 20' 55" West a distance of 30.00 feet from the East corner of said 57,540 acre tract;
THENCE: South 45° 20' 55" West a distance of 855.66 feet with said Southeast line to a 1/2" iron rod found for a corner;
THENCE: South 45° 51' 23" West a distance of 274.18 feet continuing with said Southeast line to a 1/2" iron rod found for a corner;
THENCE: South 45° 15' 28" West passing at 382.64 feet an "ell" corner of said 57,540 acre tract and continuing a total distance of 615.53 feet to a 1/2" iron rod set for a corner on the Northeast line of the previously mentioned Greencrest Blvd., said iron rod being on a curve to the right having a central angle of 33° 49' 51", a radius of 1493.00 feet, and a chord that bears North 34° 00' 41" West a distance of 868.80 feet;
THENCE: Along the Northeast lines of Greencrest Blvd. as follows: Along said curve an arc distance of 881.55 feet to a 1/2" iron rod found at the point of reverse curvature of a curve to the left having a central angle of 4° 46' 16", a radius of 533.52 feet, and a chord that bears North 19° 28' 54" West a distance of 44.41 feet; Along said curve an arc distance of 44.43 feet to the Point of Beginning and containing 1,459,700 square feet or 33.5101 acres of land.

TRACT 2

BEING All of Lot 1, Block D of the above mentioned Goldencrest.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Rockwall Independent School District, Richard Wincorn, and Insta-Lube of Rockwall Real Estate Partners, Ltd., being owners do hereby adopt this plat designating the hereinabove described property as Rockwall High School Addition and Replat of a Portion of Goldencrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby vacate and abandon the plat of Rockwall Memorial Hospital recorded in Cabinet B on Pages 267 and 268, Plat Records, Rockwall County, Texas, and further hereby dedicate for public use forever the streets and alleys shown thereon, 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. 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 utilities shall have the right of ingress or egress to, from and upon the said easement strips for the 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 this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

ROCKWALL INDEPENDENT SCHOOL DISTRICT RICHARD WINCORN INSTA-LUBE OF ROCKWALL REAL ESTATE PARTNERS, LTD.

By _____ By _____

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ as _____ of Rockwall Independent School District.

Notary Public _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by Richard Wincorn.

Notary Public _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ on behalf of Insta-Lube of Rockwall Real Estate Partners, Ltd.

Notary Public _____

SURVEYOR'S CERTIFICATE

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

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public _____

APPROVED

Chairman, Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of Rockwall High School, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall _____
City Secretary, City of Rockwall

3rd submission
approved

2
11

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE DATE JOB NO.
5-07-91 90134

ROCKWALL HIGH SCHOOL ADDITION
& REPLAT OF A PORTION OF GOLDENCREST ADDITION
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
JOHN D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLAT REVIEW

* Preliminary Plat* ✓ Final Plat* Name of Proposed Subdivision Rockwall High School* Location of Proposed Subdivision Yellow jacket / Greenguest* Name of Subdivider RISD* Date Submitted 8/26/91 Date of Review 8/29/91* Total Acreage No. of Lots 5Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)		✓	
* 2. Were the proper number of copies submitted?	✓	✓	
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	✓		
* 4. Is the subdivision name acceptable?	✓		
5. Comments:			

1. Need application + filing fee
2. Plat needs to be 18x24 reduced
3. Need to vacate the hospital site plat

Planning and Zoning

1. What is the proposed use?	<u>School</u>		
2. What is the proposed density?	<u>N/A</u>		
3. What is the existing zoning?	<u>C/MF</u>		
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<u>✓</u>	<u> </u>	<u> </u>
5. Does the use conform to the Land Use Plan?	<u>✓</u>	<u> </u>	<u> </u>
6. Is this tract taken out of a larger tract	<u> </u>	<u>✓</u>	<u> </u>
7. Will the development landlock another property?	<u> </u>	<u>✓</u>	<u> </u>
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<u> </u>	<u>✓</u>	<u> </u>
9. Has a Concept Plan been been Provided and Approved	<u> </u>	<u>✓</u>	<u> </u>
10. Does the plan conform to the Master Park Plan?	<u> </u>	<u> </u>	<u>✓</u>
11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?			
a. Lot Size	<u>✓</u>	<u> </u>	<u> </u>
b. Building Line	<u>✓</u>	<u> </u>	<u> </u>
c. Parking	<u>✓</u>	<u> </u>	<u> </u>
d. Buffering	<u>✓</u>	<u> </u>	<u> </u>
e. Site Plan	<u>✓</u>	<u> </u>	<u> </u>
f. Other	<u> </u>	<u> </u>	<u> </u>
12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)	<u>✓</u>	<u> </u>	<u> </u>

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

✓

14. Comments:

Yes

No

N/A

Engineering

1. Streets and Traffic

- a. Does the plan conform to the Master Thoroughfare Plan?

✓

- b. Is adequate right-of-way provided for any major thoroughfares or collectors?

✓

- c. Is any additional right-of-way provided for all streets and alleys?

✓

- d. Is any additional right-of-way required?

✓

- e. Is there adequate road access to the proposed project?

✓

- f. Will escrowing of funds or construction of sub-standard roads be required?

✓

- g. Do proposed streets and alleys align with adjacent right-of-way?

✓

- h. Do the streets and alleys conform to City regulations and specifications?

✓

* i. Are the street names acceptable?

✓

j. Is a traffic analysis needed?

✓

k. Comments:

2. Utilities

a. Does the Plan conform to the Master Utility Plan?

b. Are all lines sized adequately to handle development?

1. Water

2. Sewer

c. Is additional line size needed to handle future development?

1. Water

2. Sewer

d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?

e. Are all necessary easements provided?

f. Do all easements have adequate access?

g. Are any off site easements required?

h. Have all appropriate agencies reviewed and approved plans?

1. Electric

2. Gas

3. Telephone

4. Cable

i. Does the drainage conform to City regulations and specifications?

j. Do the water and sewer plans conform to City regulations and specifications?

k. Is there adequate fire protection existing or planned?

l. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?

2. Does the final plat conform to the City's Flood Plain Regulations?

3. Does the final plat conform to the preliminary plat as approved?

4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Lamb</u>	<u>2/29/91</u>	<u>1 hr.</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name Rockwall ISO Date 9

Mailing Address _____

Job Address _____ Permit No. _____

Check ☒

Cash ☐

Other ☐

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411		Portable Meter Deposit	02-2202
Subdivision Plats	01-3412	730.30	Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Penalties	20-3117
Misc. Income	01-3819		Hanger Rent	20-3406
Sale of Supplies	01-3807		Tie Down Fees	20-3407
Marina Lease	08-3810		Land Lease	20-3804
Cemetery Receipts	10-3830		Sale of Supplies	20-3807
PID	13-3828		Airport Cred. Cd.	20-1132
Street	14-3828		Fuel Sales	20-3809
Hotel/Motel Tax	15-3206			
TOTAL OF COLUMN			TOTAL OF COLUMN	

TOTAL DUE

730.30

Received By AS

ROCKWALL ISD
CAPITAL PROJECTS FUND

DETACH AND RETAIN THIS STATEMENT
 THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
 IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

DELUXE FORM WVC-3 V-1

DATE	INVOICE NO.	AMOUNT	DISC.	NET	DATE	INVOICE NO.	AMOUNT	DISC.	NET
9/5/91		602-52-6613.00-001-0-01		Final fees - platting			17.98 A		\$730.30**

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Rockwall High SchoolCase No.: 91-31

Application Reviewed.....

File Created..... ✓

Fee paid/receipt in file.....

Issued receipt for application.....

Review Form prepared/initial review completed.....

Circulated review through:

Staff Review.....

Assistant City Manager.....

Community Services.....

Engineering.....

Scheduled for P&Z meeting..... 9/12

Prepared notes & supporting
documents for P&Z.....Notified applicant of results of P&Z
meeting and date of Council meeting.....

If Approved:

Scheduled for City Council..... 9/16

Prepared notes and supporting
information for council.....

Notified applicant of results.....

If final plat approved:

Changes required made to plat.....

Copies of plat signed by:

Owner.....

Surveyor.....

Notary.....

Approval dates for P&Z & Council on plats.....

Plats signed by:

P&Z Chairman.....

Mayor.....

City Secretary.....

Mylar filed with County.....

Slide No. recorded on all others.....

Listed in Plat Indexes.....

Added ~~to Plat~~ to plat map

Copy files with:

Permanent Plat File (Mylar).....

Map update file.....

RISD (residential).....

Inspection Department..... (3 - 1 for Finance and 1 for Post Office after addresses assigned)

Street Department.....

~~(3 - 1 for Finance after addresses and 1 for Post Office after addresses)~~

Water and Sewer Department.....

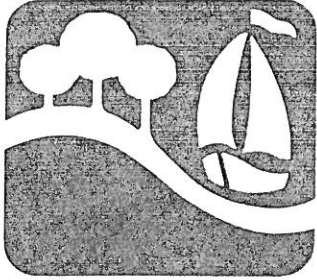
Case File.....

Beta Cable.....

Southwestern Bell.....

Lone Star Gas.....

Texas Utilities.....
County Tax office.....
Property Owner.....
Chamber of Commerce.....
Appraisal District.....



CITY OF ROCKWALL

"THE NEW HORIZON"

August 27, 1991

Mr. Wayne Bingham
Superintendent
R.I.S.D.
801 Washington
Rockwall, Texas 75087

Dear Wayne:

Attached is a copy of the draft of the facilities agreement between the School District and the City. The purpose of this agreement, which was a condition of the site plan approval, is generally to outline the conditions applicable to the development of the High School. This agreement also allows us to collect future pro-rata payments from the undeveloped property adjacent to the east side of Kyle Drive.

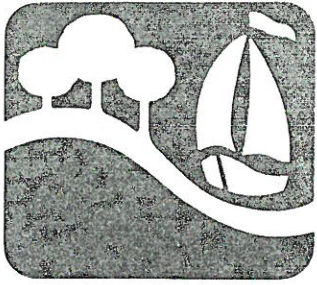
Please review this and let me know if you have any questions. This will be scheduled for council consideration on September 3rd, in conjunction with the final plat consideration.

Sincerely,

Julie Couch
Assistant City Manager

hcc

attachment



CITY OF ROCKWALL

"THE NEW HORIZON"

August 30, 1991

Mr. Harold Evans
Consulting Engineers
P. O. Box 28355
Dallas, TX 75228

Dear Harold:


I have reviewed the final plat documents for the new high school site and the following items need to be completed or changed:

- A. The Owner's Certificate needs to make reference to the fact that part of the site is also platted as the hospital site and the vacation of that plat needs to be included in the language.
- B. The application and filing fee have not been submitted. This needs to be done prior to September 6 in order to have the plat considered by the Commission on September 12.
- C. The plat needs to be scaled on 18" x 24" sheets for the purpose of filing with the County and the City.
- D. The title block for the plat on the second page needs to be changed to match the first sheet.
- E. During the site plan review it was my understanding that nothing was to be developed on the unplatted tract north of Yellow Jacket Lane. It was therefore assumed that this area would not be platted at this time. Our original estimate of impact fees was based on 17.98 acres of previously unplatted land south of Yellow Jacket and west of Kyle Drive. If this area to the north is to be platted as well, the impact fees required on the site will be increased. The impact fees are based on \$1539/acre. If this area is platted as well the total impact fees would be \$39,537. Please let me know if the school does intend to plat this area as well.

Dub Douphrate is currently in the process of reviewing the plat documents as well and he may also have changes. I would recommend that you check with him prior to making the revised copies. I will need these revisions by September 5 in order to get them to the Commission.

Let me know if you have any questions about these items.

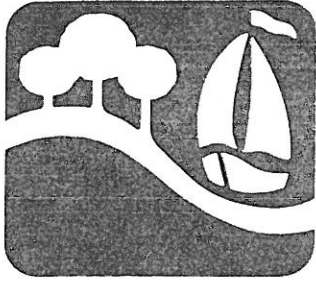
Sincerely,



Julie Couch

Assistant City Manager

cc: Wayne Bingham
Larry Claycomb
Bill Eisen
Dub Douphrate



CITY OF ROCKWALL

"THE NEW HORIZON"

September 25, 1991

Mr. Billy Howlett
Rockwall I.S.D.
801 E. Washington
Rockwall, Texas 75087

Dear Mr. Howlett:

On September 16, 1991, the Rockwall City Council approved a final plat and facilities agreement for the Rockwall High School. They also approved your request for an expansion of the Rockwall High School's Conditional Use Permit for less than 90% exterior masonry facade to include an accessory building to be used as a security house.

An Ordinance authorizing the expansion of the CUP was also approved on first reading. Ordinances that deal with zoning must be approved at two separate meetings of the City Council. The second reading for your ordinance is scheduled for October 7, 1991. No building permit for the additional building may be issued until the ordinance is approved on second reading.

The final plat must be filed of record within 120 days of the approval date. At least two mylars of each of final plats must be submitted to this office within 100 days of the approval date. This office will file the plat of record at the Rockwall County Clerks Office.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
City Secretary

cc/Harold Evans
2331 Gus Thomasson Road, Suite 102
Dallas, TX 75228

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 16, 1991

Agenda No: III. C.

Agenda Item: P&Z 91-31-FP - Discuss and Consider Recommending Approval of a Final Plat for the Rockwall High School

Item Generated By: Applicant, RISD

Action Needed: Discuss and consider approval of the final plat.

Background Information:

We have received the final plat for the new high school. The final plat is in conformance with the preliminary plat. One of the requirements of the preliminary plat was that a decision would be made on the expansion of Kyle Drive. The school has decided to widen the road to a full width to a point beyond the last entrance into the school property. The plat conforms to our requirements and the engineering has been reviewed and approved as well.

A copy of the plat is attached.

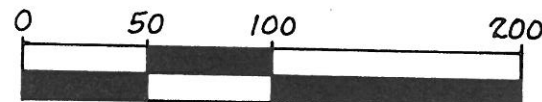
Attachments:

1. Location Map
2. Plat

Agenda Item: Rockwall High School Final Plat

Item No: III. C.

Rockwall High School Site

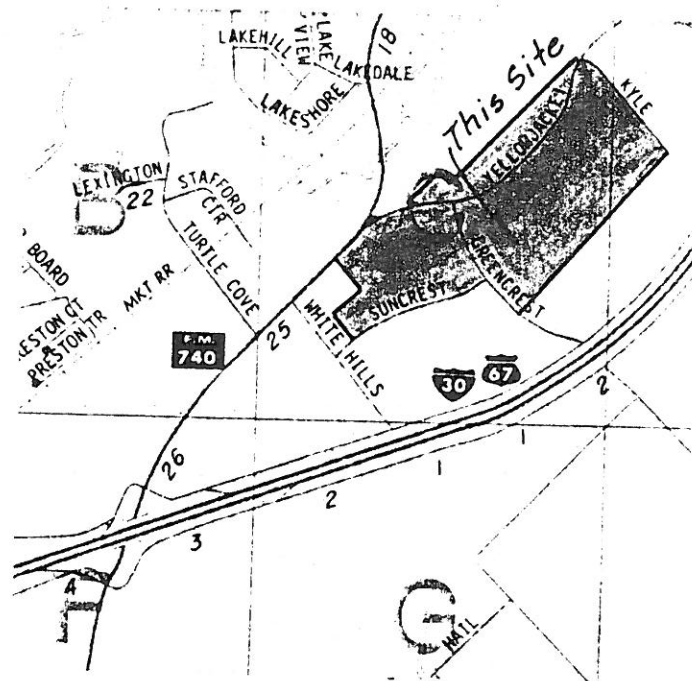


GRAPHIC SCALE

Scale: 1" = 100'

IE DATA

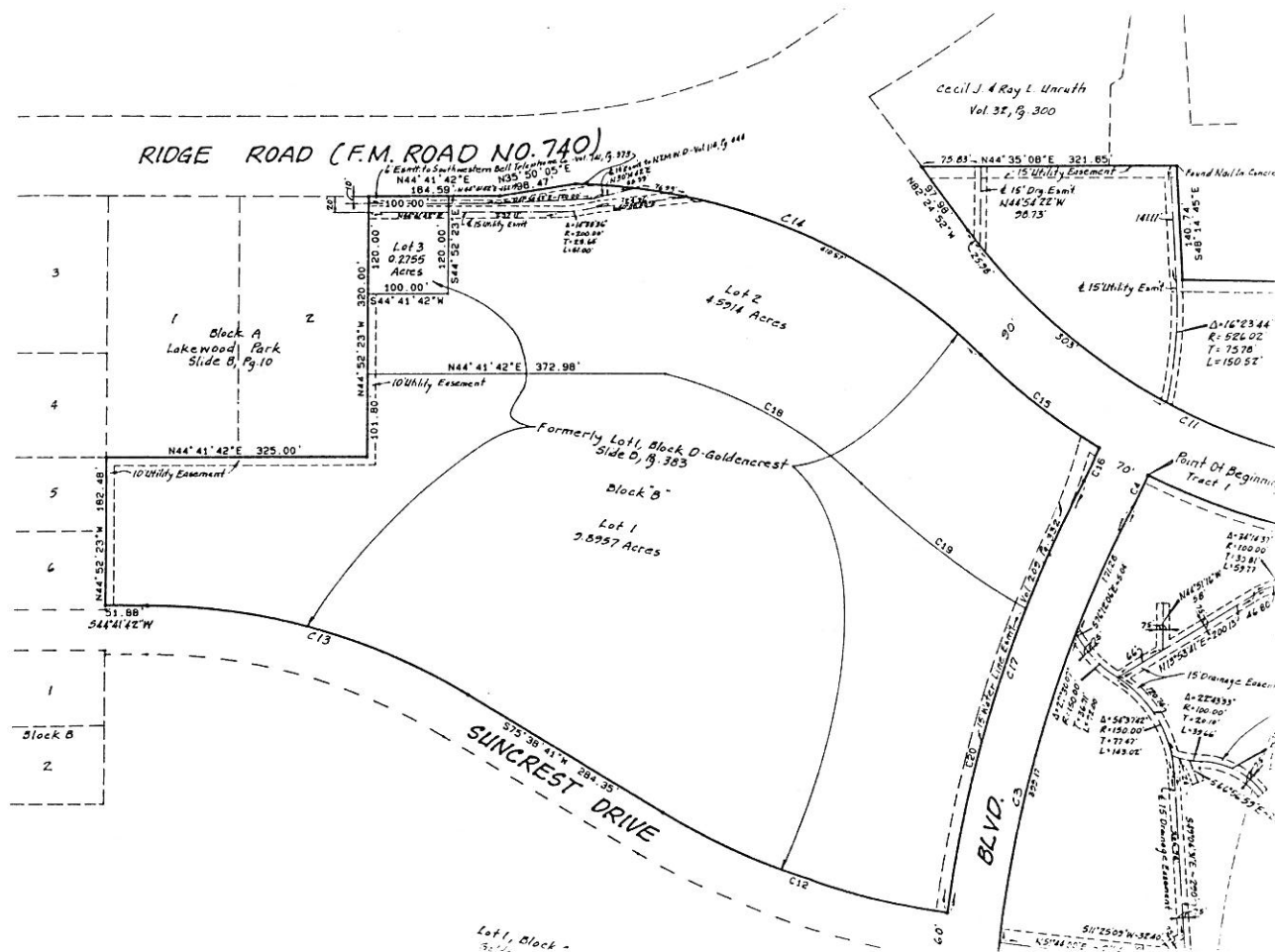
DELTA	RADIUS	LENGTH	TAN
35' 42"	485.00	174.33	88.12
00' 00"	415.00	173.83	88.21
49' 51"	1493.00	881.55	454.05
46' 16"	533.52	44.43	22.23
29' 32"	845.00	375.96	191.14
15' 10"	845.00	505.16	260.38
38' 13"	755.00	192.88	96.97
07' 08"	770.00	230.06	115.89
28' 12"	845.00	228.15	114.77
15' 10"	755.00	451.36	232.65
59' 14"	755.00	685.05	368.13
34' 57"	970.00	382.31	193.67
56' 59"	780.00	421.34	215.94
48' 10"	755.00	564.02	295.90
44' 36"	845.00	187.94	94.36
34' 51"	463.52	45.15	22.59
46' 09"	1563.00	566.57	286.43
20' 01"	536.81	284.20	145.51
59' 30"	1063.19	259.63	130.47
23' 10"	1563.00	392.45	197.26



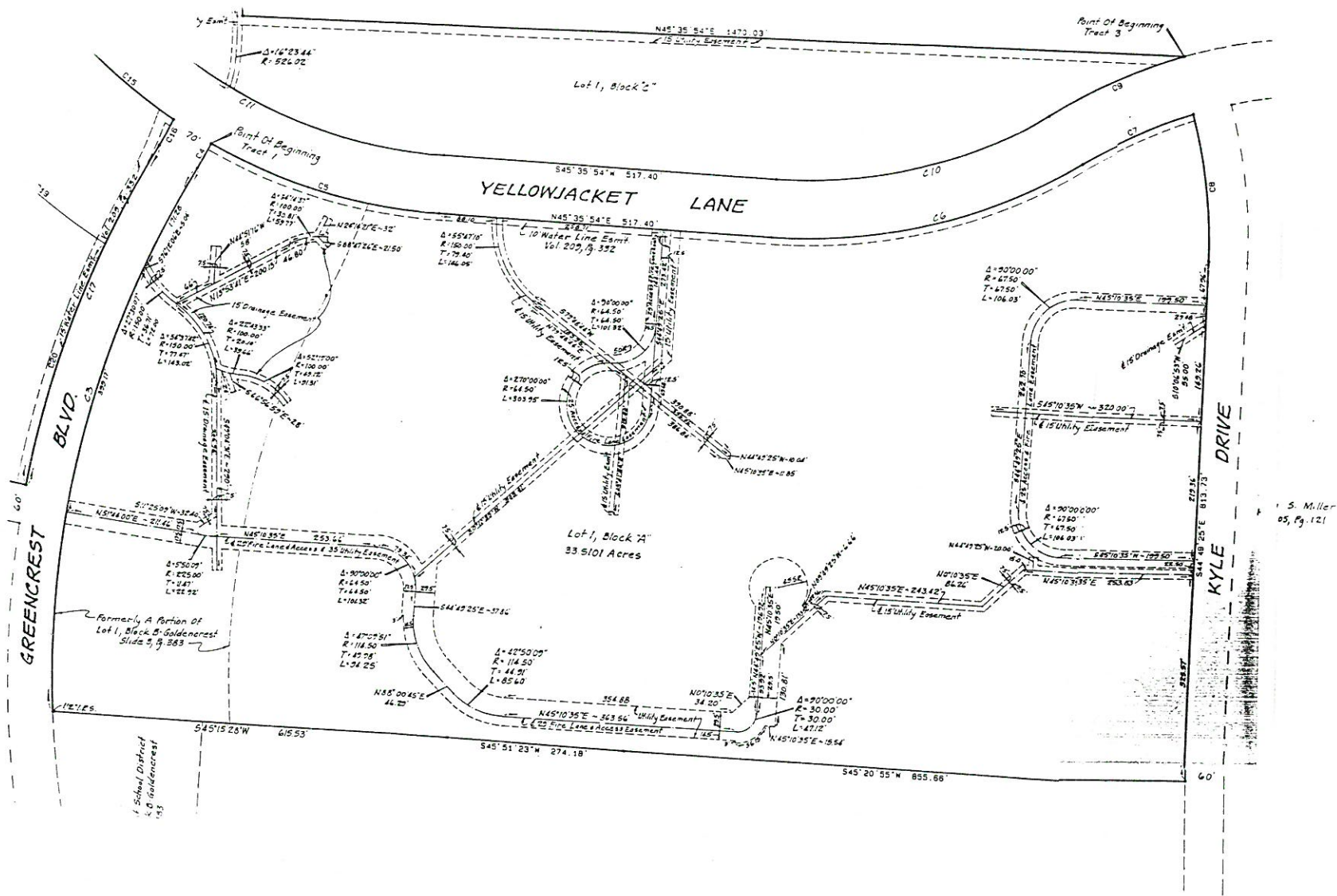
LOCATION MAP

Scale: 1" = 2000'

Rockwall High School



Rockwall High School



**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: September 16, 1991

Agenda No: VI. C.

Agenda Item: P&Z 91-31-FP - Discuss and Consider Approval of a Final Plat and Facilities Agreement for the Rockwall High School

Item Generated By: Applicant, RISD

Action Needed: Discuss and consider approval of the final plat and the agreement.

Background Information:

We have received the final plat for the new high school. The final plat is in conformance with the preliminary plat. Two of the requirements of the preliminary plat were that a decision would be made on the expansion of Kyle Drive prior to the final plat and that a facilities agreement would be entered into between the School and the City outlining the requirements of approval. The school has decided to widen Kyle Drive to a full width to a point beyond the last entrance into the school property. This provision is outlined in the facilities agreement, which has also been prepared. The facilities agreement outlines the conditions of approval and also provides for the future prorata payments to the school for the cost of widening Kyle Drive. As the Council is aware we have an ordinance that provides for the recovery of costs for offsite street improvements. the school has approved the facilities as drafted.

The plat conforms to our requirements and the engineering has been reviewed and approved as well. There has been one change that staff requested regarding the construction of the sidewalks. Our current sidewalk standards provide that sidewalks will be built adjacent to the curb. We have some strong safety concerns with sidewalks on major thoroughfares being built that close to the roadway. We have included in the facilities agreement a provision that the sidewalks will be built adjacent to the property line. We will be bringing a recommendation to the Council in the near future to amend those design standards, but because of the amount of sidewalk the school will be installing we believed that the issue needed to be addressed for their development.

A copy of the plat is attached.

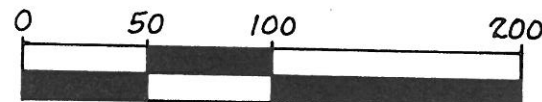
Attachments:

1. Location Map
2. Plat
3. Facilities Agreement

Agenda Item: Rockwall High School Final Plat

Item No: VI. C.

Rockwall High School Site

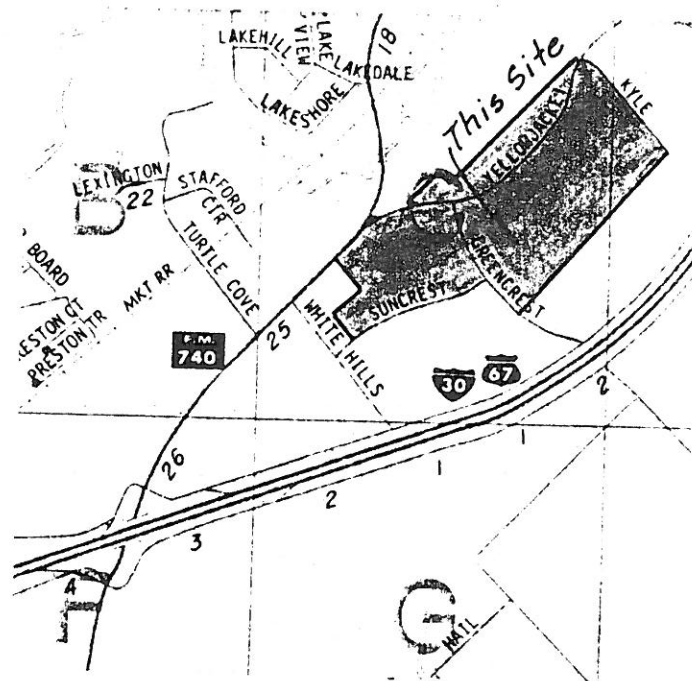


GRAPHIC SCALE

Scale: 1" = 100'

IE DATA

DELTA	RADIUS	LENGTH	TAN
35' 42"	485.00	174.33	88.12
00' 00"	415.00	173.83	88.21
49' 51"	1493.00	881.55	454.05
46' 16"	533.52	44.43	22.23
29' 32"	845.00	375.96	191.14
15' 10"	845.00	505.16	260.38
38' 13"	755.00	192.88	96.97
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LOCATION MAP

Scale: 1" = 2000'

Rockwall High School

