



CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING _____ ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1111 E YELLOW JACKET LANE, ROCKWALL, TX 75087

SUBDIVISION ROCKWALL COUNTY COURTHOUSE ADDITION LOT 1 BLOCK A

GENERAL LOCATION Grass area 300 ft NW of County Clerk Building

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL - C

CURRENT USE VACANT

PROPOSED ZONING NONE

PROPOSED USE ROCKWALL COUNTY ANNEX BLDG

ACREAGE 1.853 (new development)
12.789 (lot)

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER ROCKWALL COUNTY

APPLICANT PARKHILL

CONTACT PERSON JUDGE FRANK NEW

CONTACT PERSON BEN SANCHEZ, P.E.

ADDRESS 1111 E YELLOW JACKET LANE

ADDRESS 3000 INTERNET BLVD, STE 550

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP FRISCO, TX 75034

PHONE 972-204-6000

PHONE 972-987-1670

E-MAIL fnew@rockwallcountytexas.com

E-MAIL BSANCHEZ@PARKHILL.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Frank New [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

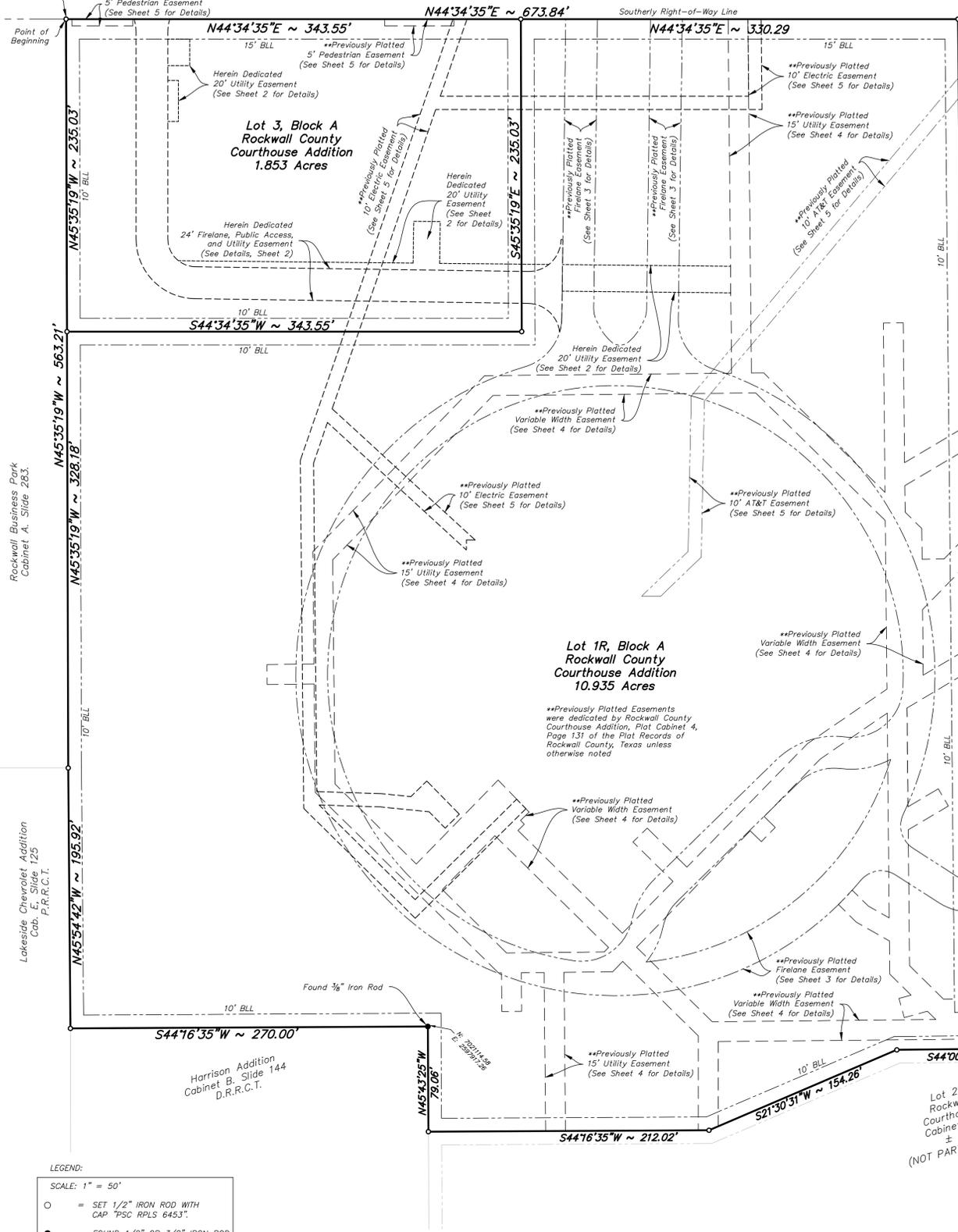
OWNER'S SIGNATURE

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

N 2021.451.67
E 2591.262.63

E. YELLOW JACKET LANE
(85' Right-of-Way Per Previous Plats)



LEGEND:
SCALE: 1" = 50'
○ = SET 1/2" IRON ROD WITH CAP "PSC RPLS 6453"
● = FOUND 1/2" OR 3/8" IRON ROD (SEE PLAT FOR DETAIL)
BLL = BUILDING SETBACK LINE

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ROCKWALL, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____ 20____
FOR: ROCKWALL COUNTY
BY (PRINT NAME): _____

KNOW ALL MEN BY THESE PRESENTS:
THAT I, SAMUEL WYATT DO HEREBY CERTIFY THAT THIS PLAT AND THE LEGAL DESCRIPTIONS MADE A PART THEREOF WERE PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE UNDER MY PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PROSPER, TEXAS.
DATED THIS THE 14TH DAY OF AUGUST, 2024
SAMUEL WYATT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6453



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL COUNTY IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119, ROCKWALL COUNTY, TEXAS, BEING THE SAME CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 131, MAP RECORDS ROCKWALL COUNTY, TEXAS, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

ALL OF LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN PLAT CABINET "H", SLIDE 131 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, SAID LOT 1 BEING SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NUMBER 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NUMBER 119, ROCKWALL COUNTY, TEXAS, SAID LOT 1 CONTAINS 12.789 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- (1) THENCE NORTH 44 DEGREES 34 MINUTES 35 SECONDS EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID YELLOW JACKET LANE, A DISTANCE OF 673.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST NORTHERLY CORNER OF LOT 1;
- (2) THENCE SOUTH 45 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 737.05 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (3) THENCE NORTH 44 DEGREES 10 MINUTES 13 SECONDS EAST A DISTANCE OF 411.66 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (4) THENCE SOUTH 66 DEGREES 56 MINUTES 47 SECONDS EAST A DISTANCE OF 47.81 FEET TO A PK NAIL WASHER MARKED "PARKHILL RPLS 6453" SET FOR THE MOST EASTERLY CORNER OF LOT 1;
- (5) THENCE SOUTH 23 DEGREES 02 MINUTES 44 SECONDS WEST A DISTANCE OF 69.42 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (6) THENCE SOUTH 44 DEGREES 00 MINUTES 22 SECONDS WEST A DISTANCE OF 84.46 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (7) THENCE SOUTH 86 DEGREES 08 MINUTES 54 SECONDS WEST A DISTANCE OF 49.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (8) THENCE SOUTH 44 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 296.90 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (9) THENCE SOUTH 21 DEGREES 30 MINUTES 31 SECONDS WEST A DISTANCE OF 154.26 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (10) THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 212.02 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (11) THENCE NORTH 45 DEGREES 43 MINUTES 25 SECONDS WEST A DISTANCE OF 79.06 FEET TO A 3/8-INCH IRON ROD FOUND AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (12) THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 270.00 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1;
- (13) THENCE NORTH 45 DEGREES 54 MINUTES 42 SECONDS WEST A DISTANCE OF 195.92 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- (14) THENCE NORTH 45 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 563.21 FEET TO THE POINT OF BEGINNING, BEARINGS AND COORDINATES CALLED IN THIS DESCRIPTION ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. DISTANCES CALLED IN THIS DESCRIPTION ARE AT SURFACE. AREAS CALLED IN THIS DESCRIPTION ARE BASED ON CALCULATIONS MADE FROM SURFACE DISTANCES.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKWALL COUNTY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATION THE HEREIN ABOVE DESCRIBED PROPERTY AS LIGHTHOUSE CHURCH ADDITION, LOT 2R, BLOCK A, AN ADDITION TO ROCKWALL COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. ROCKWALL COUNTY DOES HEREBY CERTIFY THE FOLLOWING:

- 1. THE STREETS AND ALLEYS ARE DEDICATED TO THE CITY OF ROCKWALL, TEXAS IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
- 2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- 3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- 4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY ROCKWALL COUNTY.
- 5. ROCKWALL COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- 6. UTILITY EASEMENTS MAY ALSO BE USED FOR MUTUAL USE AND ACCOMMODATION, OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ROCKWALL COUNTY USE THEREOF.
- 7. ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY BE AN OBSTACLE TO OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- 8. ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- 9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY METES OF PLAT AND APPROVED BY THE CITY OF ROCKWALL.
- 10. THE UNDERSIGNED COVENANTS AND AGREES THAT HE SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH THE CITY OF ROCKWALL (TOWN) STANDARDS AND THAT HE SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF THE FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO THE TOWN STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES STATING "FIRE LANE, NO PARKING". THE POLICE OR THEIR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
- 11. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, AND OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREBY ABOVE DEFINED, UNLESS APPROVED BY THE TOWN ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.

CERTIFICATE OF APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS.
SECRETARY _____ TOWN
ENGINEER _____ TOWN
PLANNING DEPARTMENT _____

OWNER/APPLICANT: ROCKWALL COUNTY
101 E. RUSK STREET
ROCKWALL, TX 75087
P (972) 204-7000
CONTACT: SAMUEL WYATT, RPLS
LAND SURVEYOR: PARKHILL
4222 85TH STREET
LUBBOCK, TX 79423
CONTACT: SAMUEL WYATT, RPLS
CIVIL ENGINEER: PARKHILL
3000 INTERNET BLVD, SUITE 550
FRISCO, TEXAS 75034
CONTACT: CHRIS SCHNITGER, P.E.



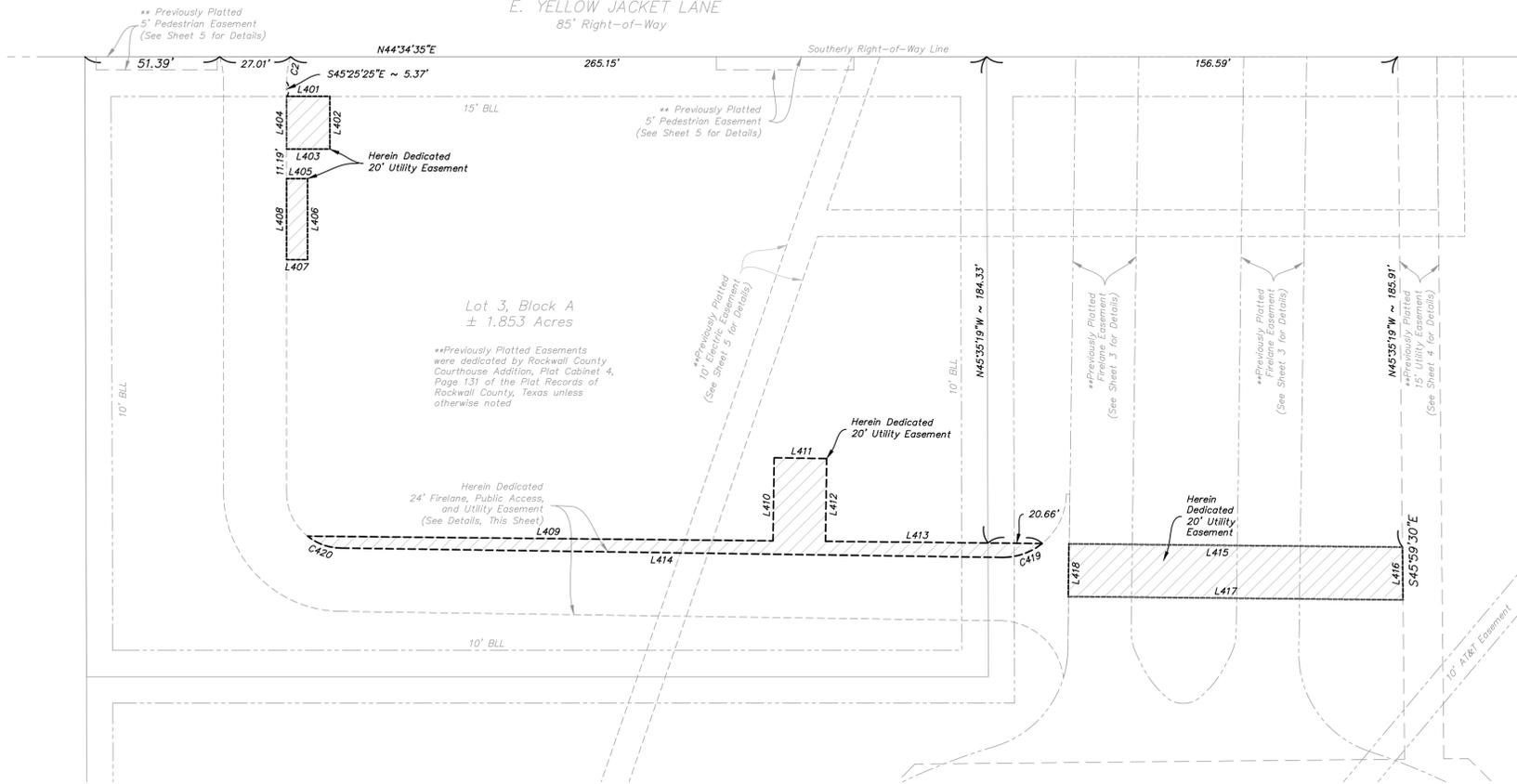
REPLAT
**ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION**

A REPLAT OF
12.789 ACRES BEING LOT 1, BLOCK A, FINAL PLAT OF
ROCKWALL COUNTY COURTHOUSE ADDITION
OUT OF JOSEPH CADLE SURVEY, ABSTRACT NO. 65
AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



FP-1
SHEET 1 OF 5

E. YELLOW JACKET LANE
85' Right-of-Way



Line #	Direction	Length
L401	S44°34'35\"W	16.50'
L402	N45°25'25\"W	20.00'
L403	N44°34'35\"E	16.50'
L404	S45°25'25\"E	20.00'
L405	N44°34'35\"E	8.00'
L406	S45°25'25\"E	30.76'
L407	S44°34'36\"W	8.00'
L408	N45°25'25\"W	30.76'
L415	S45°08'59\"W	126.94'
L416	N45°59'30\"W	20.01'
L417	N45°08'59\"E	127.40'
L418	S44°39'57\"E	20.00'
L409	N45°08'59\"E	177.34'
L410	N44°36'55\"W	31.48'
L411	N45°23'05\"E	20.00'
L412	S44°36'55\"E	31.40'
L413	N45°08'59\"E	82.56'
L414	S45°23'05\"W	252.29'

CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C419	16.08'	24.37'	037°48'35\"	N25°00'37\"E	15.79'
C420	13.76'	21.00'	037°32'54\"	N64°09'32\"E	13.52'

Lot 3, Block A
± 1.853 Acres

**Previously Platted Easements were dedicated by Rockwall County Courthouse Addition, Plat Cabinet 4, Page 131 of the Plat Records of Rockwall County, Texas unless otherwise noted

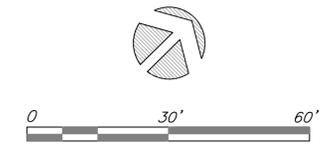
Herein Dedicated 24' Firelane, Public Access, and Utility Easement (See Details, This Sheet)

Lot 3, Block A
± 1.853 Acres

**Previously Platted Easements were dedicated by Rockwall County Courthouse Addition, Plat Cabinet 4, Page 131 of the Plat Records of Rockwall County, Texas unless otherwise noted

Herein Dedicated 24' Firelane, Public Access, and Utility Easement

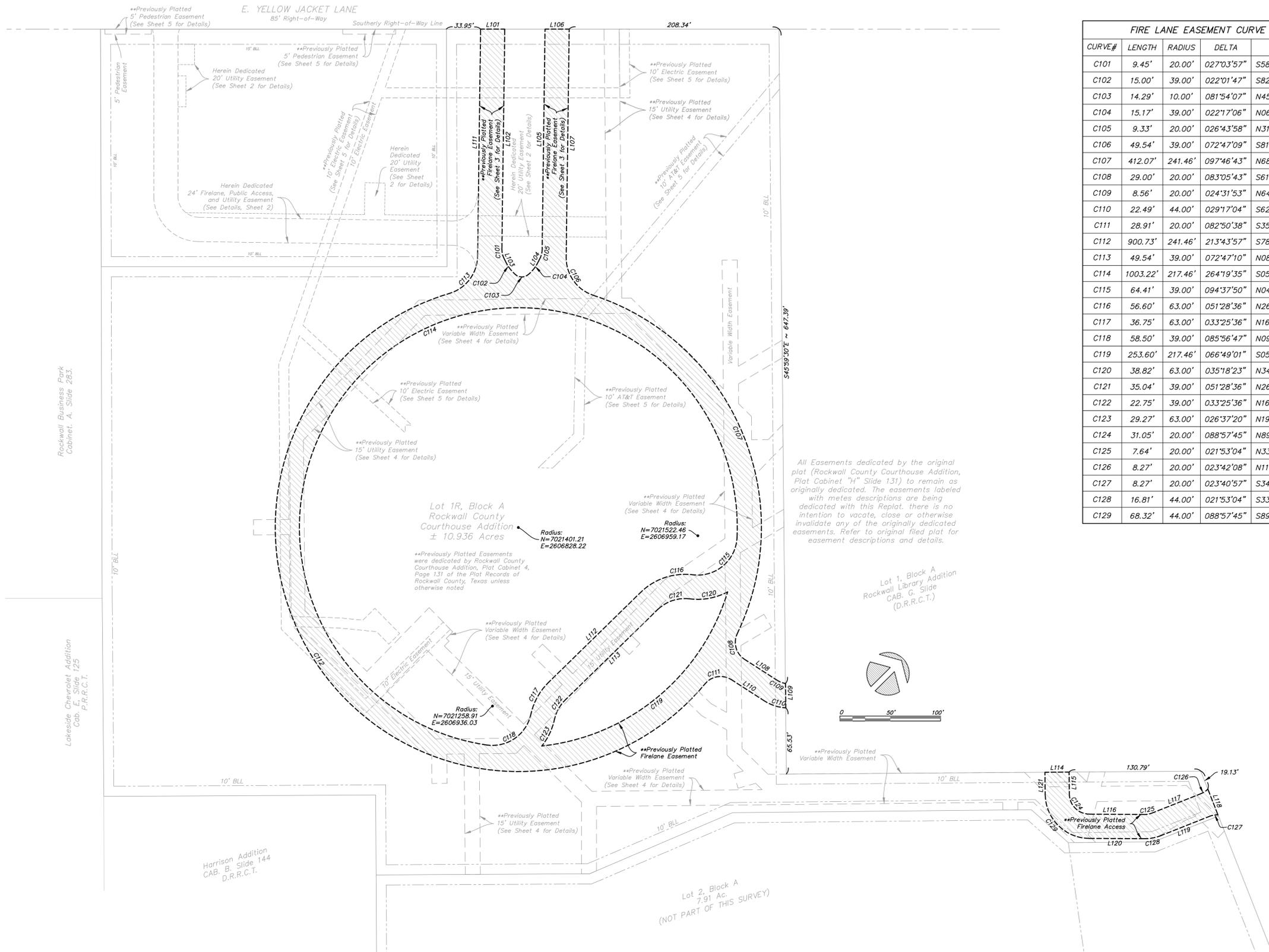
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C1	9.76'	31.50'	017°44'28\"	N54°17'39\"W	9.72'
C2	9.78'	31.50'	017°47'41\"	S36°31'34\"E	9.75'
C3	32.70'	21.00'	089°11'30\"	N89°58'50\"E	29.49'
C4	70.06'	45.01'	089°11'30\"	N89°58'50\"E	63.20'
C5	37.68'	24.37'	088°35'37\"	N00°22'54\"W	34.04'
C6	34.63'	24.36'	081°26'45\"	S87°22'19\"W	31.78'
C7	10.97'	39.00'	016°07'20\"	N36°36'17\"W	10.94'



REPLAT
**ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION**

FIRELANE & 20' UTILITY EASEMENT DETAILS

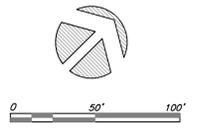
	FP-2 SHEET 2 OF 2
	TPPELS FIRM REGISTRATION NO. 10194091



FIRE LANE EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C101	9.45'	20.00'	027°03'57"	S58°11'55"E	9.36'
C102	15.00'	39.00'	022°01'47"	S82°44'47"E	14.90'
C103	14.29'	10.00'	081°54'07"	N45°16'04"E	13.11'
C104	15.17'	39.00'	022°17'06"	N06°47'26"W	15.07'
C105	9.33'	20.00'	026°43'58"	N31°17'58"W	9.25'
C106	49.54'	39.00'	072°47'09"	S81°03'32"E	46.28'
C107	412.07'	241.46'	097°46'43"	N68°33'45"W	363.85'
C108	29.00'	20.00'	083°05'43"	S61°13'15"E	26.53'
C109	8.56'	20.00'	024°31'53"	N64°57'58"E	8.50'
C110	22.49'	44.00'	029°17'04"	S62°35'22"W	22.25'
C111	28.91'	20.00'	082°50'38"	S35°48'35"W	26.46'
C112	900.73'	241.46'	213°43'57"	S78°44'46"E	462.15'
C113	49.54'	39.00'	072°47'10"	N08°16'22"W	46.28'
C114	1003.22'	217.46'	264°19'35"	S05°01'06"W	322.38'
C115	64.41'	39.00'	094°37'50"	N04°29'48"E	57.34'
C116	56.60'	63.00'	051°28'36"	N26°04'25"E	54.72'
C117	36.75'	63.00'	033°25'36"	N16°22'41"W	36.24'
C118	58.50'	39.00'	085°56'47"	N09°52'55"E	53.17'
C119	253.60'	217.46'	066°49'01"	S05°01'06"W	239.47'
C120	38.82'	63.00'	035°18'23"	N34°09'32"E	38.21'
C121	35.04'	39.00'	051°28'36"	N26°04'25"E	33.87'
C122	22.75'	39.00'	033°25'36"	N16°22'41"W	22.43'
C123	29.27'	63.00'	026°37'20"	N19°46'49"W	29.01'
C124	31.05'	20.00'	088°57'45"	N89°24'41"E	28.03'
C125	7.64'	20.00'	021°53'04"	N33°59'16"E	7.59'
C126	8.27'	20.00'	023°42'08"	N11°11'39"E	8.21'
C127	8.27'	20.00'	023°40'57"	S34°53'12"W	8.21'
C128	16.81'	44.00'	021°53'04"	S33°59'16"W	16.70'
C129	68.32'	44.00'	088°57'45"	S89°24'41"W	61.66'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L101	N44°34'35"E	24.00'
L102	S44°39'57"E	217.51'
L103	S71°43'54"E	4.68'
L104	N17°55'59"W	4.42'
L105	N44°39'57"W	218.18'
L106	N44°34'35"E	24.00'
L107	S44°39'57"E	225.79'
L108	N77°13'54"E	38.73'
L109	S45°59'30"E	24.12'
L110	S77°13'54"W	38.87'
L111	N44°39'57"W	224.63'
L112	N00°20'07"E	127.69'
L113	N00°20'07"E	127.69'
L114	N44°10'13"E	24.00'
L115	S46°06'27"E	21.88'
L116	N44°55'48"E	54.69'
L117	N23°02'44"E	52.30'
L118	S66°56'47"E	27.37'
L119	S23°02'44"W	52.30'
L120	S44°55'48"W	54.69'
L121	N46°06'27"W	21.99'

All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.



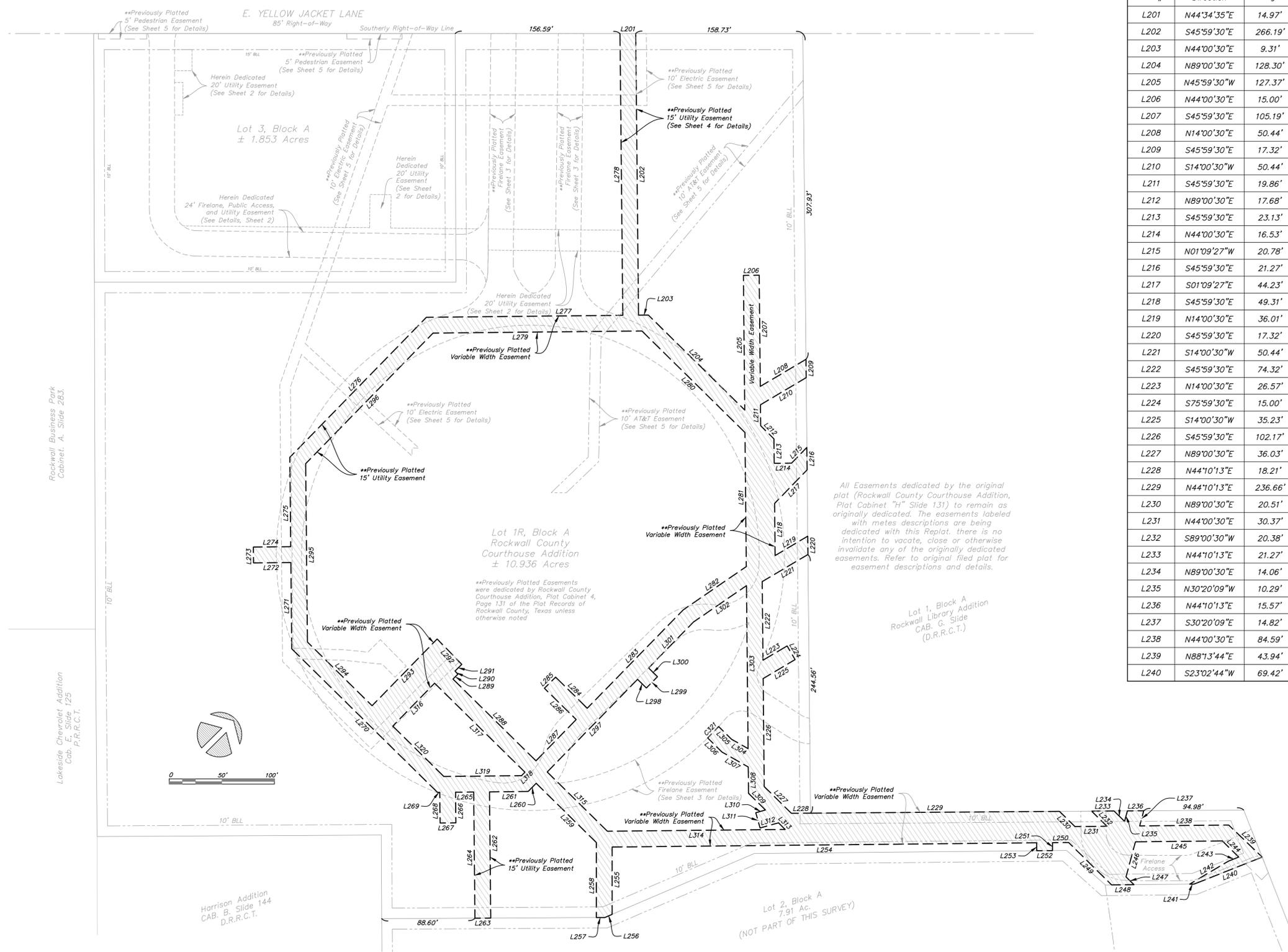
REPLAT
ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION

FIRELANE EASEMENT DETAILS



TBPELS FIRM REGISTRATION NO. 10194091

FP-3
 SHEET 3 OF 3



All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Side 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L201	N44°34'35"E	14.97'
L202	S45°59'30"E	266.19'
L203	N44°00'30"E	9.31'
L204	N89°00'30"E	128.30'
L205	N45°59'30"W	127.37'
L206	N44°00'30"E	15.00'
L207	S45°59'30"E	105.19'
L208	N14°00'30"E	50.44'
L209	S45°59'30"E	17.32'
L210	S14°00'30"W	50.44'
L211	S45°59'30"E	19.86'
L212	N89°00'30"E	17.68'
L213	S45°59'30"E	23.13'
L214	N44°00'30"E	16.53'
L215	N01°09'27"W	20.78'
L216	S45°59'30"E	21.27'
L217	S01°09'27"E	44.23'
L218	S45°59'30"E	49.31'
L219	N14°00'30"E	36.01'
L220	S45°59'30"E	17.32'
L221	S14°00'30"W	50.44'
L222	S45°59'30"E	74.32'
L223	N14°00'30"E	26.57'
L224	S75°59'30"E	15.00'
L225	S14°00'30"W	35.23'
L226	S45°59'30"E	102.17'
L227	N89°00'30"E	36.03'
L228	N44°10'13"E	18.21'
L229	N44°10'13"E	236.66'
L230	N89°00'30"E	20.51'
L231	N44°00'30"E	30.37'
L232	S89°00'30"W	20.38'
L233	N44°10'13"E	21.27'
L234	N89°00'30"E	14.06'
L235	N30°20'09"W	10.29'
L236	N44°10'13"E	15.57'
L237	S30°20'09"E	14.82'
L238	N44°00'30"E	84.59'
L239	N88°13'44"E	43.94'
L240	S23°02'44"W	69.42'

UTILITY EASEMENT LINE TABLE		
Line #	Direction	Length
L241	S44°00'22"W	4.27'
L242	N14°00'30"E	42.80'
L243	N23°02'44"E	10.39'
L244	S89°00'30"W	21.73'
L245	S44°00'30"W	82.58'
L246	S30°20'09"E	34.32'
L247	N89°00'30"E	10.52'
L248	S44°00'22"W	21.21'
L249	S89°00'30"W	57.25'
L250	S44°00'30"W	15.34'
L251	S45°59'30"E	7.50'
L252	S44°00'30"W	15.00'
L253	N45°59'30"E	7.50'
L254	S44°00'30"W	403.45'
L255	S45°25'25"E	63.67'
L256	S21°30'31"W	7.50'
L257	S44°16'35"W	8.10'
L258	N45°25'25"W	70.92'
L259	S89°00'30"W	80.00'
L260	S00°59'30"E	10.86'
L261	S44°00'30"W	36.79'
L262	S45°59'30"E	119.34'
L263	S44°16'35"W	15.00'
L264	N45°59'30"W	119.27'
L265	S44°00'30"W	17.22'
L266	S45°59'30"E	29.00'
L267	S44°00'30"W	15.00'
L268	N45°59'30"W	29.00'
L269	S44°00'30"W	2.20'
L270	S89°00'30"W	193.95'
L271	N45°59'30"W	81.55'
L272	S44°00'30"W	35.47'
L273	N45°59'30"E	15.00'
L274	N44°00'30"E	35.47'
L275	N45°59'30"W	84.53'
L276	N00°59'30"W	185.36'
L277	N44°00'30"E	186.62'
L278	N45°59'30"W	266.33'
L279	N44°00'30"E	198.50'
L280	N89°00'30"E	137.08'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L281	S45°59'30"E	126.80'
L282	S10°15'30"W	72.55'
L283	S00°59'30"E	130.29'
L284	S89°00'30"W	42.00'
L285	S00°20'05"W	15.00'
L286	N89°00'30"E	42.34'
L287	S00°59'30"E	54.62'
L288	S89°00'30"W	110.44'
L289	N00°00'00"E	6.67'
L290	N89°39'55"W	4.01'
L291	N00°11'18"E	9.04'
L292	N89°40'07"W	33.53'
L293	S00°59'30"E	88.39'
L294	S89°00'30"W	86.03'
L295	N45°59'30"W	168.64'
L296	N00°59'30"W	172.93'
L297	N00°59'30"W	122.67'
L298	N89°00'30"E	11.74'
L299	N00°59'30"W	15.00'
L300	S89°00'30"W	11.74'
L301	N00°59'30"W	60.76'
L302	N10°15'30"E	61.04'
L303	S45°59'30"E	154.09'
L304	S74°00'30"W	18.02'
L305	S89°07'18"W	17.21'
L306	N89°07'18"E	19.04'
L307	N74°00'30"W	28.67'
L308	S45°59'30"E	24.94'
L309	N89°00'30"E	22.51'
L310	S29°00'30"W	9.51'
L311	S60°59'30"E	15.00'
L312	N29°00'30"E	18.17'
L313	N89°00'30"E	8.93'
L314	S44°00'30"W	168.96'
L315	S89°00'30"W	80.03'
L316	N00°59'30"W	56.80'
L317	N89°00'30"E	120.16'
L318	S00°59'30"E	4.64'
L319	S44°00'30"W	73.77'
L320	S89°00'30"W	67.98'

UTILITY EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C321	15.00'	241.42'	003°33'36"	N01°29'43"W	15.00'

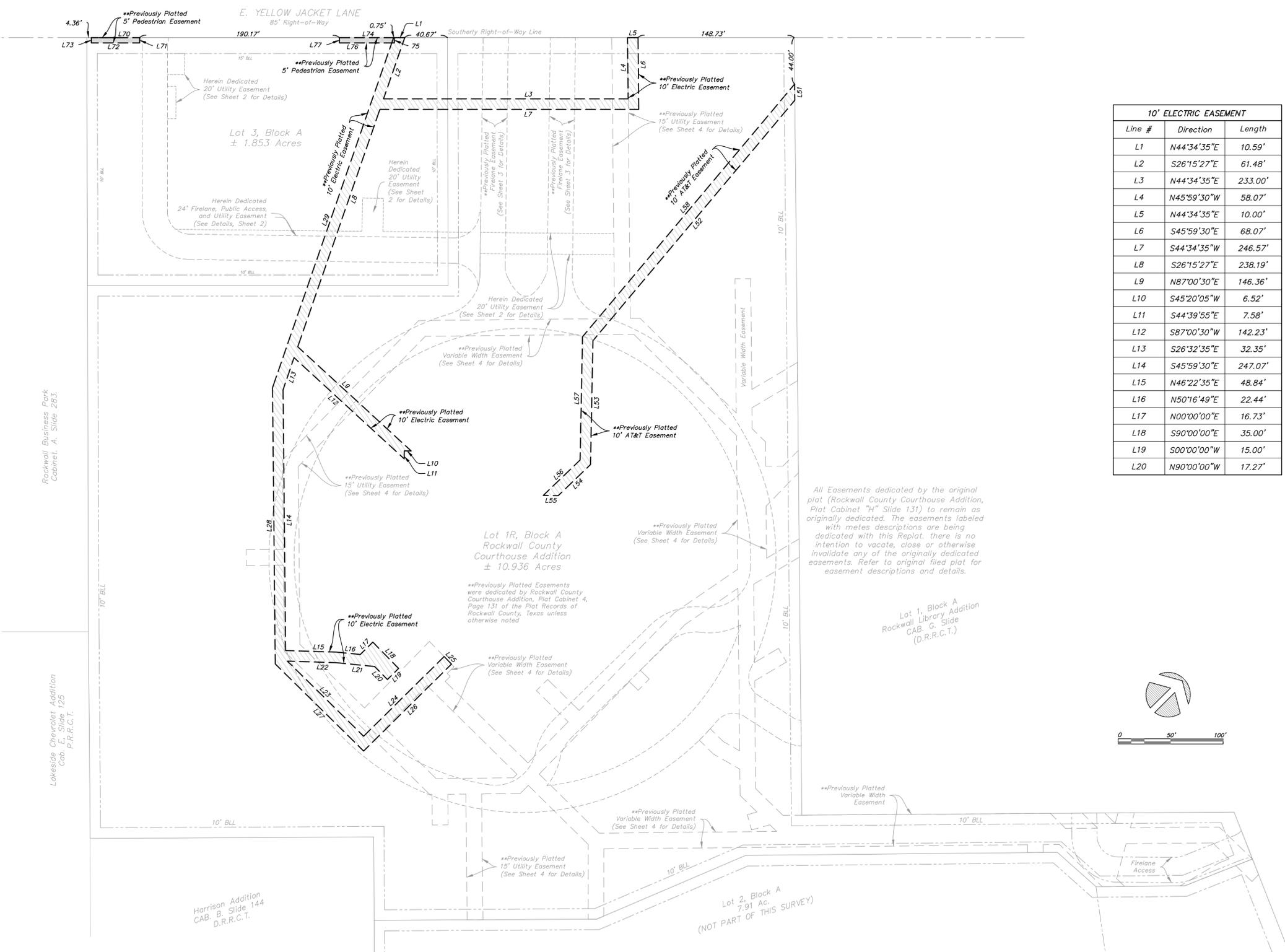
REPLAT
ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION

UTILITY EASEMENT DETAILS



TBPELS FIRM REGISTRATION NO. 10194091

FP-4
SHEET 4 OF 5



10' ELECTRIC EASEMENT		
Line #	Direction	Length
L1	N44°34'35"E	10.59'
L2	S26°15'27"E	61.48'
L3	N44°34'35"E	233.00'
L4	N45°59'30"W	58.07'
L5	N44°34'35"E	10.00'
L6	S45°59'30"E	68.07'
L7	S44°34'35"W	246.57'
L8	S26°15'27"E	238.19'
L9	N87°00'30"E	146.36'
L10	S45°20'05"W	6.52'
L11	S44°39'55"E	7.58'
L12	S87°00'30"W	142.23'
L13	S26°32'35"E	32.35'
L14	S45°59'30"E	247.07'
L15	N46°22'35"E	48.84'
L16	N50°16'49"E	22.44'
L17	N00°00'00"E	16.73'
L18	S90°00'00"E	35.00'
L19	S00°00'00"W	15.00'
L20	N90°00'00"W	17.27'

10' ELECTRIC EASEMENT		
Line #	Direction	Length
L21	S50°16'49"W	36.85'
L22	S46°22'35"W	46.45'
L23	N89°00'30"E	101.67'
L24	N00°00'00"E	107.62'
L25	S89°40'07"E	10.00'
L26	S00°00'00"W	117.39'
L27	S89°00'30"W	117.95'
L28	N45°59'30"W	261.87'
L29	N26°15'27"W	351.30'

5' PEDESTRIAN EASEMENT LINE TABLE		
Line #	Direction	Length
L70	N44°34'34"E	46.11'
L71	N45°25'25"W	5.00'
L72	N44°34'35"E	46.10'
L73	S45°32'59"E	5.00'
L74	N44°34'35"E	52.37'
L75	S45°25'25"E	5.00'
L76	S44°34'35"W	52.36'
L77	N45°32'59"W	5.00'

10' AT&T EASEMENT		
Line #	Direction	Length
L51	S45°59'30"E	15.33'
L52	S05°16'45"E	298.24'
L53	S44°18'34"E	117.39'
L54	S00°46'42"W	42.64'
L55	S45°20'05"W	14.25'
L56	N00°46'42"E	48.64'
L57	N44°18'34"W	116.78'
L58	N05°16'45"W	313.41'

All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.

REPLAT
**ROCKWALL COUNTY
 COURTHOUSE ANNEX ADDITION**

ELECTRIC, AT&T, AND PEDESTRIAN EASEMENTS DETAILS

<p>TBPELS FIRM REGISTRATION NO. 10194091</p>	FP-5 SHEET 5 OF 5
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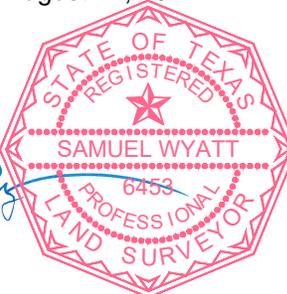
**CLOSURE REPORT
LOT 1, BLOCK A,
ROCKWALL COUNTY COURTHOUSE ADDITION,
IN THE JOSEPH CADLE SURVEY, ABST. NO. 65 AND
THE FRANCIS R. HENDERSON SURVEY, ABST. NO. 119,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

Closure Report

Bearing	Distance	Northing	Easting
		10000.00	10000.00
N44°34'35"E	673.84		
S45°59'30"E	737.05	10479.99	10472.94
		9967.91	11003.06
N44°10'13"E	411.66		
S66°56'47"E	47.81	10263.18	11289.90
		10244.46	11333.89
S23°02'44"W	69.42		
S44°00'22"W	84.46	10180.58	11306.71
		10119.83	11248.04
S86°08'54"W	49.16		
S44°00'30"W	296.90	10116.53	11198.99
		9902.99	10992.71
S21°30'31"W	154.26		
		9759.47	10936.15
S44°16'35"W	212.02		
		9607.67	10788.14
N45°43'25"W	79.06		
		9662.86	10731.53
S44°16'35"W	270.00		
		9469.55	10543.04
N45°54'42"W	195.92		
		9605.86	10402.32
N45°35'19"W	563.21		
		10000.00	10000.00

Closure Error Distance > 0.0016 Error Bearing > S59°16'34"W
Closure Precision > 1 in 2365743.9 Total Distance Inversed > 3844.77

This closure report does not constitute a survey made upon the ground, nor does it constitute a legal description. For a signed and sealed survey, please refer to the plat prepared on August 14, 2024. This report was reviewed by Samuel Wyatt, RPLS 6453 on August 14, 2024.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING _____ ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1111 E YELLOW JACKET LANE, ROCKWALL, TX 75087

SUBDIVISION ROCKWALL COUNTY COURTHOUSE ADDITION LOT 1 BLOCK A

GENERAL LOCATION Grass area 300 ft NW of County Clerk Building

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL - C

CURRENT USE VACANT

PROPOSED ZONING NONE

PROPOSED USE ROCKWALL COUNTY ANNEX BLDG

ACREAGE 1.853 (new development)
12.789 (lot)

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER ROCKWALL COUNTY

APPLICANT PARKHILL

CONTACT PERSON JUDGE FRANK NEW

CONTACT PERSON BEN SANCHEZ, P.E.

ADDRESS 1111 E YELLOW JACKET LANE

ADDRESS 3000 INTERNET BLVD, STE 550

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP FRISCO, TX 75034

PHONE 972-204-6000

PHONE 972-987-1670

E-MAIL fnew@rockwallcountytexas.com

E-MAIL BSANCHEZ@PARKHILL.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Frank New [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

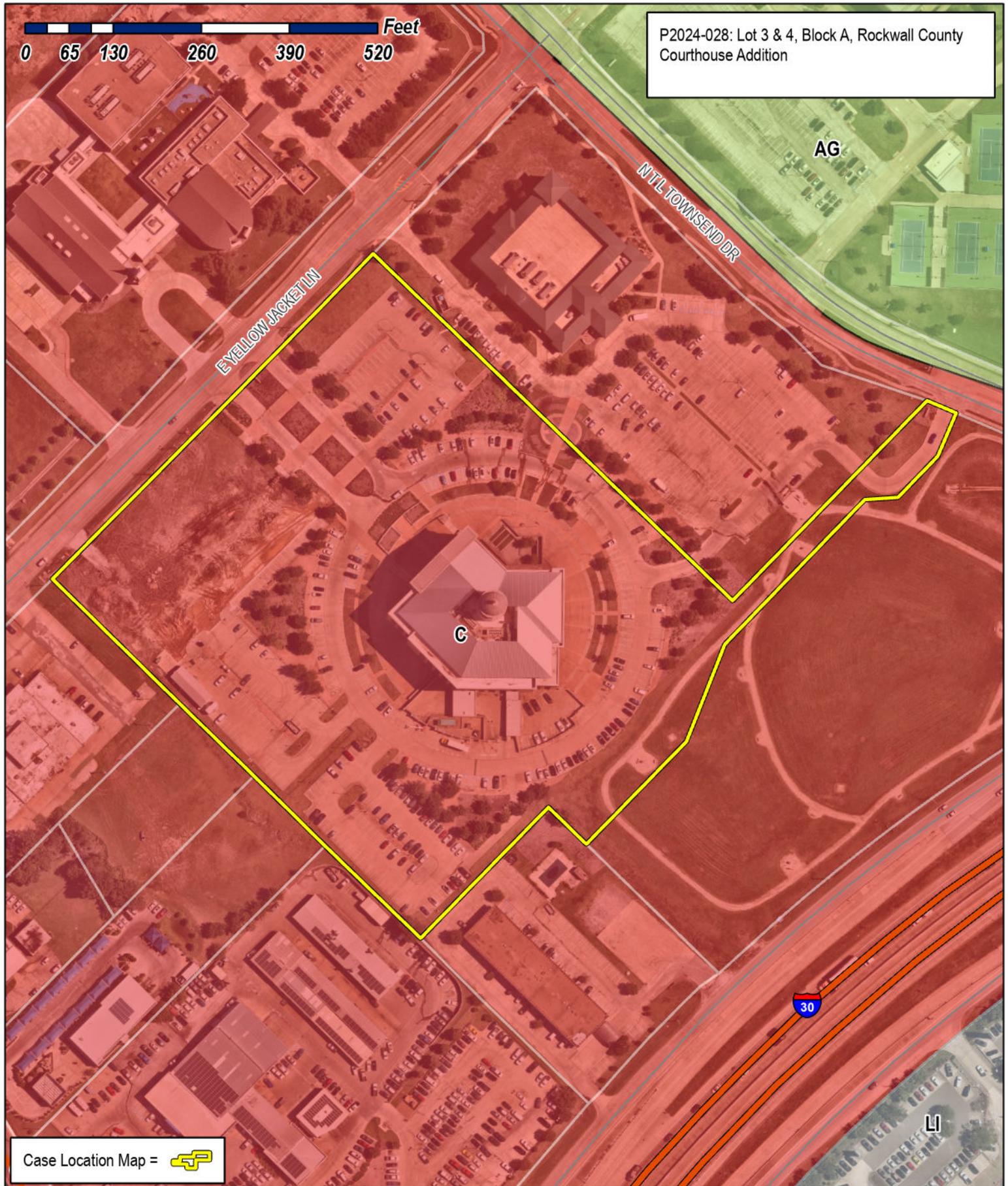
OWNER'S SIGNATURE

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



P2024-028: Lot 3 & 4, Block A, Rockwall County Courthouse Addition



Case Location Map = 



City of Rockwall

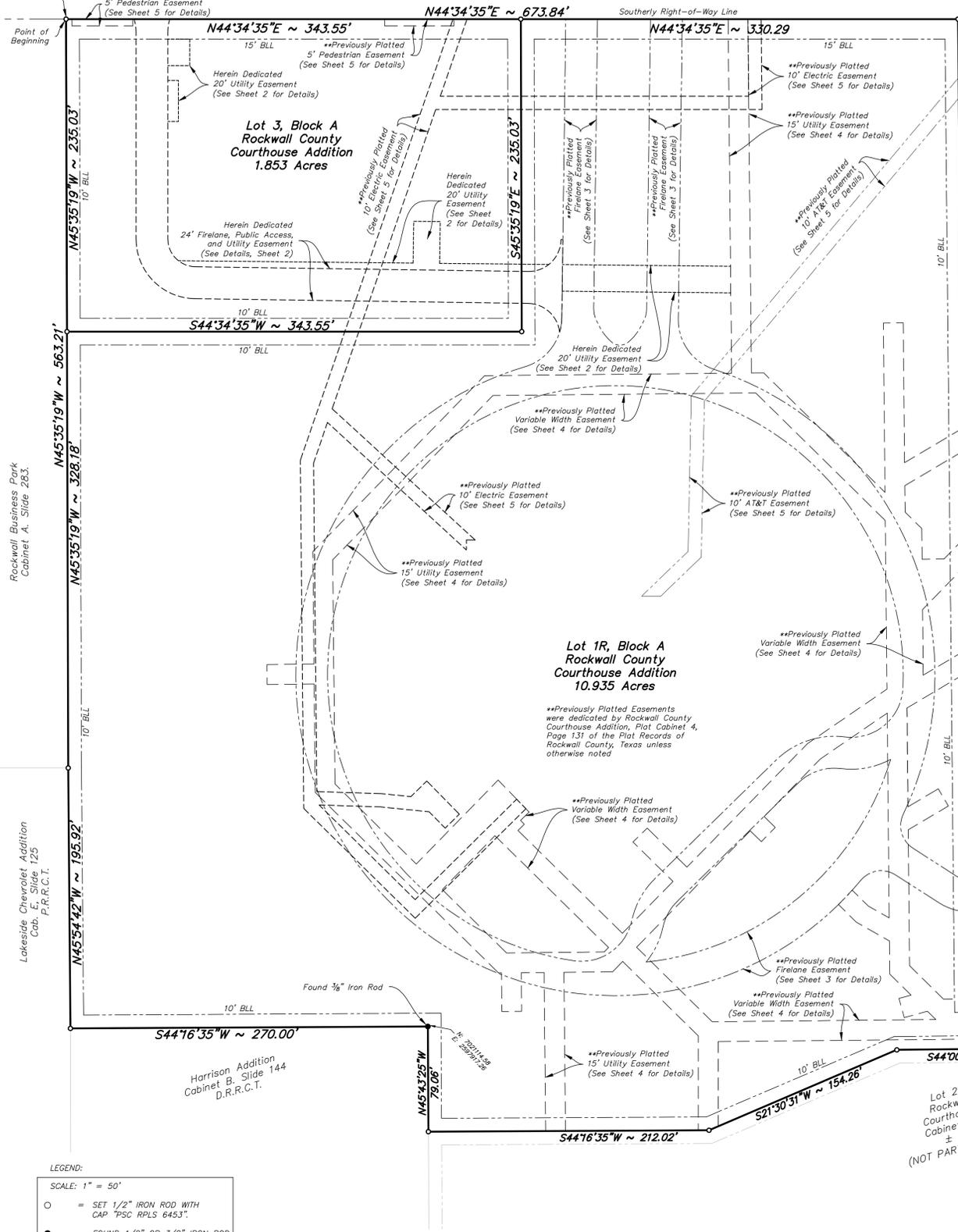
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



N 2021.451.67
E 2591.268.83

E. YELLOW JACKET LANE
(85' Right-of-Way Per Previous Plats)



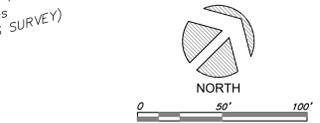
LEGEND:
SCALE: 1" = 50'
○ = SET 1/2" IRON ROD WITH CAP "PSC RPLS 6453"
● = FOUND 1/2" OR 3/8" IRON ROD (SEE PLAT FOR DETAIL)
BLL = BUILDING SETBACK LINE

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ROCKWALL, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____ 20____
FOR: ROCKWALL COUNTY
BY (PRINT NAME): _____

- SURVEYOR'S NOTES:**
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83. DISTANCES REPORTED HEREON ARE AT SURFACE. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES.
 - THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH, RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT.
 - MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED. FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.

KNOW ALL MEN BY THESE PRESENTS:
THAT I, SAMUEL WYATT DO HEREBY CERTIFY THAT THIS PLAT AND THE LEGAL DESCRIPTIONS MADE A PART THEREOF WERE PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE UNDER MY PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PROSPER, TEXAS.
DATED THIS THE 14TH DAY OF AUGUST, 2024
SAMUEL WYATT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6453



STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL COUNTY IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119, ROCKWALL COUNTY, TEXAS, BEING THE SAME CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 131, MAP RECORDS ROCKWALL COUNTY, TEXAS, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

ALL OF LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN PLAT CABINET "H", SLIDE 131 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, SAID LOT 1 BEING SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NUMBER 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NUMBER 119, ROCKWALL COUNTY, TEXAS, SAID LOT 1 CONTAINS 12.789 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET IN THE SOUTHEAST RIGHT-OF-WAY LINE OF "YELLOW JACKET LANE, FOR THE MOST WESTERLY CORNER OF LOT 1, SAID BEGINNING POINT HAVING COORDINATES OF NORTHING: 7,021,451.67 AND EASTING: 2,597,185.83, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983;

- THENCE NORTH 44 DEGREES 34 MINUTES 35 SECONDS EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID YELLOW JACKET LANE, A DISTANCE OF 673.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST NORTHERLY CORNER OF LOT 1;
- THENCE SOUTH 45 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 737.05 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE NORTH 44 DEGREES 10 MINUTES 13 SECONDS EAST A DISTANCE OF 411.66 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE SOUTH 66 DEGREES 56 MINUTES 47 SECONDS EAST A DISTANCE OF 47.81 FEET TO A PK NAIL WASHER MARKED "PARKHILL RPLS 6453" SET FOR THE MOST EASTERLY CORNER OF LOT 1;
- THENCE SOUTH 23 DEGREES 02 MINUTES 44 SECONDS WEST A DISTANCE OF 69.42 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE SOUTH 44 DEGREES 00 MINUTES 22 SECONDS WEST A DISTANCE OF 84.46 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE SOUTH 86 DEGREES 08 MINUTES 54 SECONDS WEST A DISTANCE OF 49.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE SOUTH 44 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 296.90 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE SOUTH 21 DEGREES 30 MINUTES 31 SECONDS WEST A DISTANCE OF 154.26 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 212.02 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE NORTH 45 DEGREES 43 MINUTES 25 SECONDS WEST A DISTANCE OF 79.06 FEET TO A 3/8-INCH IRON ROD FOUND AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 270.00 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1;
- THENCE NORTH 45 DEGREES 54 MINUTES 42 SECONDS WEST A DISTANCE OF 195.92 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
- THENCE NORTH 45 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 563.21 FEET TO THE POINT OF BEGINNING. BEARINGS AND COORDINATES CALLED IN THIS DESCRIPTION ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. DISTANCES CALLED IN THIS DESCRIPTION ARE AT SURFACE. AREAS CALLED IN THIS DESCRIPTION ARE BASED ON CALCULATIONS MADE FROM SURFACE DISTANCES.

- NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
- THE STREETS AND ALLEYS ARE DEDICATED TO THE CITY OF ROCKWALL, TEXAS IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
 - ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
 - THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
 - NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY ROCKWALL COUNTY.
 - ROCKWALL COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
 - UTILITY EASEMENTS MAY ALSO BE USED FOR MUTUAL USE AND ACCOMMODATION, OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ROCKWALL COUNTY USE THEREOF.
 - ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY BE AN OBSTACLE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
 - ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
 - ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY METES OF PLAT AND APPROVED BY THE CITY OF ROCKWALL.
 - THE UNDERSIGNED COVENANTS AND AGREES THAT HE SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH THE CITY OF ROCKWALL (TOWN) STANDARDS AND THAT HE SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF THE FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO THE TOWN STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES STATING "FIRE LANE, NO PARKING". THE POLICE OR THEIR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
 - THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, AND OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE TOWN ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS.

SECRETARY _____ TOWN

ENGINEER _____ TOWN

PLANNING DEPARTMENT

OWNER/APPLICANT: ROCKWALL COUNTY
101 E. RUSK STREET
ROCKWALL, TX 75087
P (972) 204-7000
CONTACT: SAMUEL WYATT, RPLS

LAND SURVEYOR: PARKHILL
4222 85TH STREET
LUBBOCK, TX 79423
CONTACT: SAMUEL WYATT, RPLS

CIVIL ENGINEER: PARKHILL
3000 INTERNET BLVD, SUITE 550
FRISCO, TEXAS 75034
CONTACT: CHRIS SCHNITGER, P.E.



REPLAT
**ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION**

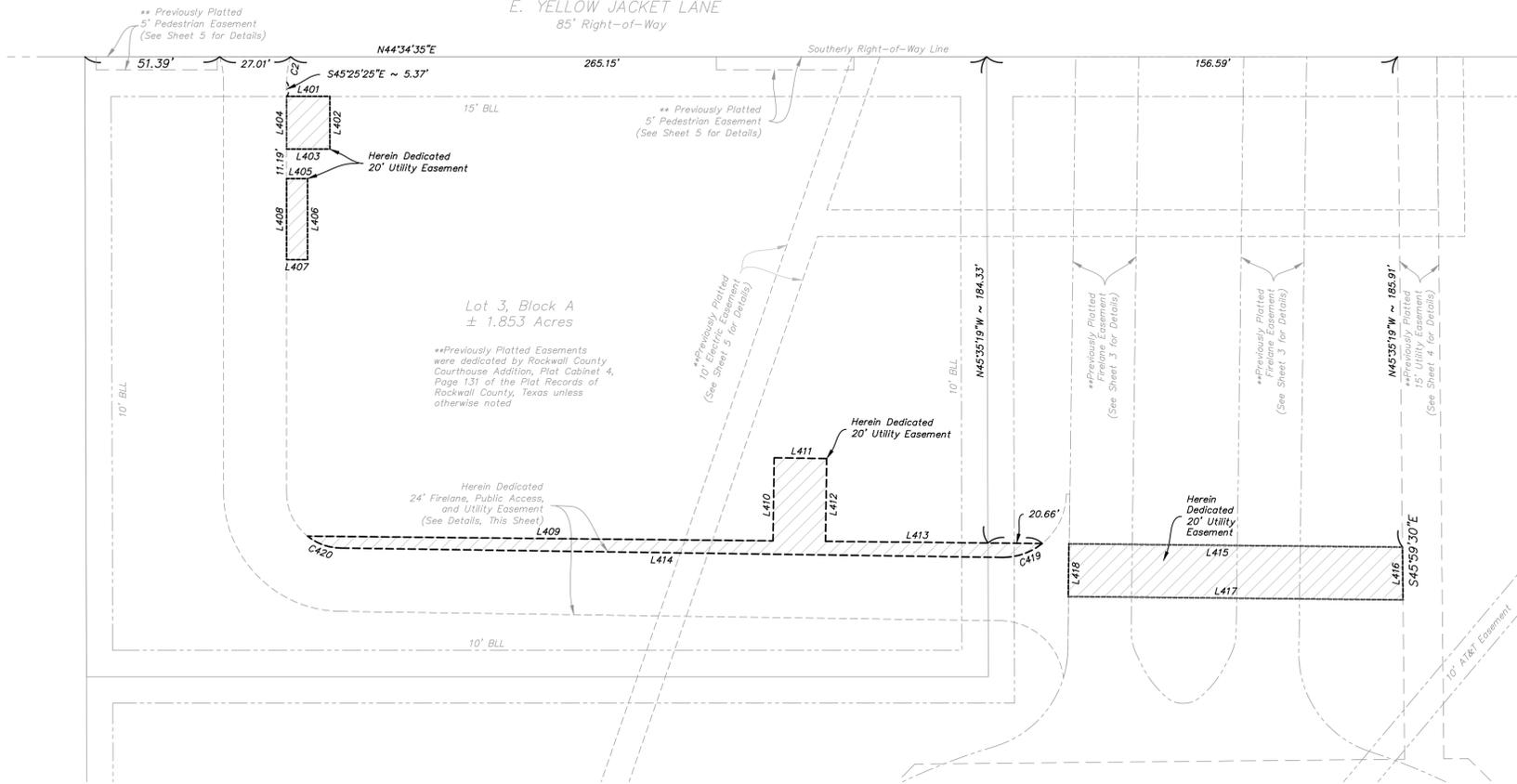
A REPLAT OF
12.789 ACRES BEING LOT 1, BLOCK A, FINAL PLAT OF
ROCKWALL COUNTY COURTHOUSE ADDITION

OUT OF JOSEPH CADLE SURVEY, ABSTRACT NO. 65
AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



FP-1
SHEET 1 OF 5

E. YELLOW JACKET LANE
85' Right-of-Way



Line #	Direction	Length
L401	S44°34'35\"W	16.50'
L402	N45°25'25\"W	20.00'
L403	N44°34'35\"E	16.50'
L404	S45°25'25\"E	20.00'
L405	N44°34'35\"E	8.00'
L406	S45°25'25\"E	30.76'
L407	S44°34'36\"W	8.00'
L408	N45°25'25\"W	30.76'
L415	S45°08'59\"W	126.94'
L416	N45°59'30\"W	20.01'
L417	N45°08'59\"E	127.40'
L418	S44°39'57\"E	20.00'
L409	N45°08'59\"E	177.34'
L410	N44°36'55\"W	31.48'
L411	N45°23'05\"E	20.00'
L412	S44°36'55\"E	31.40'
L413	N45°08'59\"E	82.56'
L414	S45°23'05\"W	252.29'

CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C419	16.08'	24.37'	037°48'35\"	N25°00'37\"E	15.79'
C420	13.76'	21.00'	037°32'54\"	N64°09'32\"E	13.52'

Lot 3, Block A
± 1.853 Acres

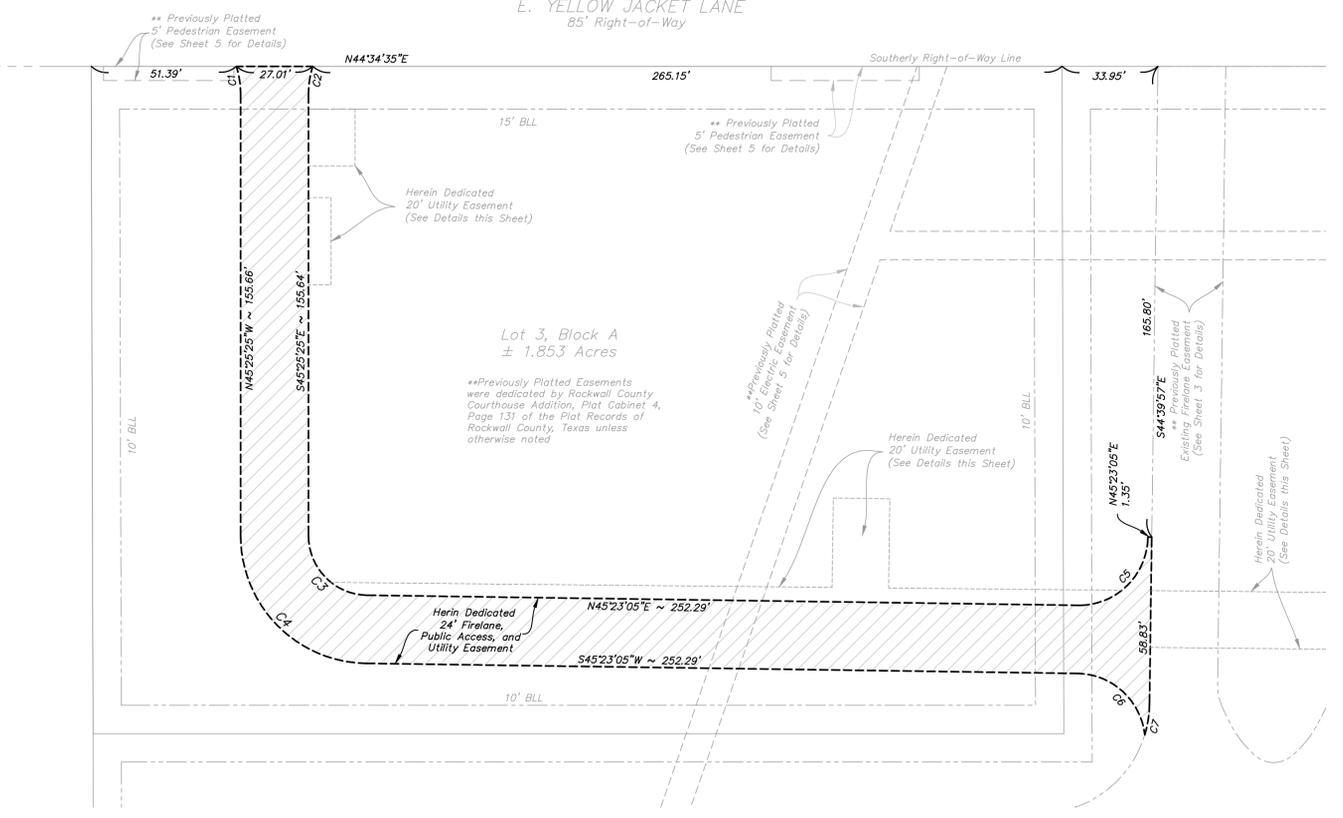
**Previously Platted Easements were dedicated by Rockwall County Courthouse Addition, Plat Cabinet 4, Page 131 of the Plat Records of Rockwall County, Texas unless otherwise noted

Herein Dedicated 24' Firelane, Public Access, and Utility Easement (See Details, This Sheet)

Herein Dedicated 20' Utility Easement

Herein Dedicated 20' Utility Easement

E. YELLOW JACKET LANE
85' Right-of-Way



CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C1	9.76'	31.50'	017°44'28\"	N54°17'39\"W	9.72'
C2	9.78'	31.50'	017°47'41\"	S36°31'34\"E	9.75'
C3	32.70'	21.00'	089°11'30\"	N89°58'50\"E	29.49'
C4	70.06'	45.01'	089°11'30\"	N89°58'50\"E	63.20'
C5	37.68'	24.37'	088°35'37\"	N00°22'54\"W	34.04'
C6	34.63'	24.36'	081°26'45\"	S87°22'19\"W	31.78'
C7	10.97'	39.00'	016°07'20\"	N36°36'17\"W	10.94'

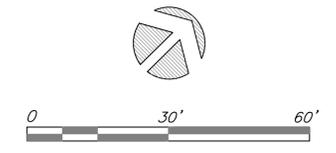
Lot 3, Block A
± 1.853 Acres

**Previously Platted Easements were dedicated by Rockwall County Courthouse Addition, Plat Cabinet 4, Page 131 of the Plat Records of Rockwall County, Texas unless otherwise noted

Herein Dedicated 24' Firelane, Public Access, and Utility Easement (See Details, This Sheet)

Herein Dedicated 20' Utility Easement (See Details this Sheet)

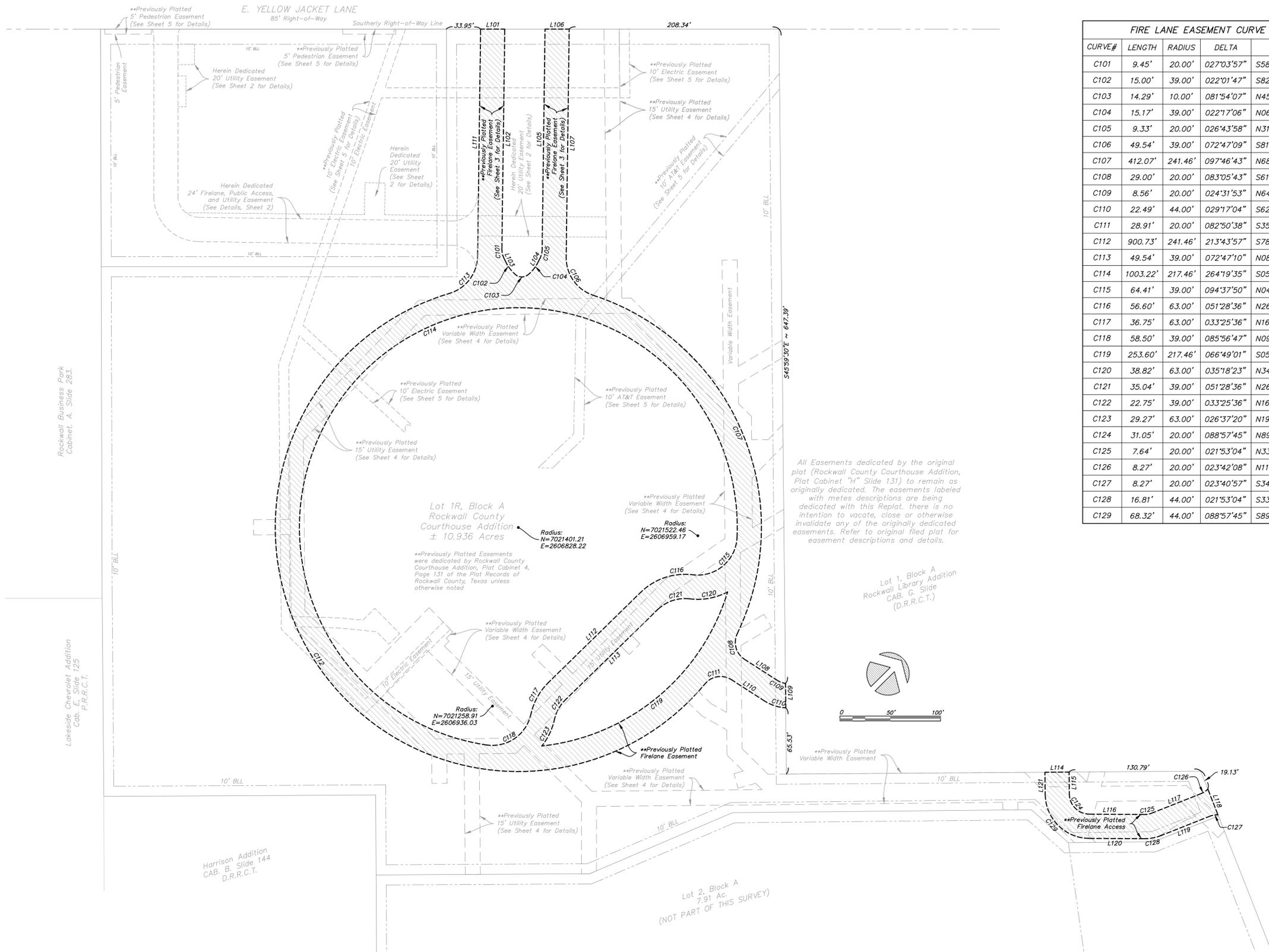
Herein Dedicated 20' Utility Easement (See Details this Sheet)



REPLAT
**ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION**

FIRELANE & 20' UTILITY EASEMENT DETAILS

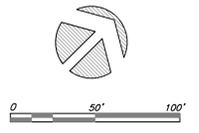
	FP-2 SHEET 2 OF 2
	TPPELS FIRM REGISTRATION NO. 10194091



FIRE LANE EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C101	9.45'	20.00'	027°03'57"	S58°11'55"E	9.36'
C102	15.00'	39.00'	022°01'47"	S82°44'47"E	14.90'
C103	14.29'	10.00'	081°54'07"	N45°16'04"E	13.11'
C104	15.17'	39.00'	022°17'06"	N06°47'26"W	15.07'
C105	9.33'	20.00'	026°43'58"	N31°17'58"W	9.25'
C106	49.54'	39.00'	072°47'09"	S81°03'32"E	46.28'
C107	412.07'	241.46'	097°46'43"	N68°33'45"W	363.85'
C108	29.00'	20.00'	083°05'43"	S61°13'15"E	26.53'
C109	8.56'	20.00'	024°31'53"	N64°57'58"E	8.50'
C110	22.49'	44.00'	029°17'04"	S62°35'22"W	22.25'
C111	28.91'	20.00'	082°50'38"	S35°48'35"W	26.46'
C112	900.73'	241.46'	213°43'57"	S78°44'46"E	462.15'
C113	49.54'	39.00'	072°47'10"	N08°16'22"W	46.28'
C114	1003.22'	217.46'	264°19'35"	S05°01'06"W	322.38'
C115	64.41'	39.00'	094°37'50"	N04°29'48"E	57.34'
C116	56.60'	63.00'	051°28'36"	N26°04'25"E	54.72'
C117	36.75'	63.00'	033°25'36"	N16°22'41"W	36.24'
C118	58.50'	39.00'	085°56'47"	N09°52'55"E	53.17'
C119	253.60'	217.46'	066°49'01"	S05°01'06"W	239.47'
C120	38.82'	63.00'	035°18'23"	N34°09'32"E	38.21'
C121	35.04'	39.00'	051°28'36"	N26°04'25"E	33.87'
C122	22.75'	39.00'	033°25'36"	N16°22'41"W	22.43'
C123	29.27'	63.00'	026°37'20"	N19°46'49"W	29.01'
C124	31.05'	20.00'	088°57'45"	N89°24'41"E	28.03'
C125	7.64'	20.00'	021°53'04"	N33°59'16"E	7.59'
C126	8.27'	20.00'	023°42'08"	N11°11'39"E	8.21'
C127	8.27'	20.00'	023°40'57"	S34°53'12"W	8.21'
C128	16.81'	44.00'	021°53'04"	S33°59'16"W	16.70'
C129	68.32'	44.00'	088°57'45"	S89°24'41"W	61.66'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L101	N44°34'35"E	24.00'
L102	S44°39'57"E	217.51'
L103	S71°43'54"E	4.68'
L104	N17°55'59"W	4.42'
L105	N44°39'57"W	218.18'
L106	N44°34'35"E	24.00'
L107	S44°39'57"E	225.79'
L108	N77°13'54"E	38.73'
L109	S45°59'30"E	24.12'
L110	S77°13'54"W	38.87'
L111	N44°39'57"W	224.63'
L112	N00°20'07"E	127.69'
L113	N00°20'07"E	127.69'
L114	N44°10'13"E	24.00'
L115	S46°06'27"E	21.88'
L116	N44°55'48"E	54.69'
L117	N23°02'44"E	52.30'
L118	S66°56'47"E	27.37'
L119	S23°02'44"W	52.30'
L120	S44°55'48"W	54.69'
L121	N46°06'27"W	21.99'

All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.



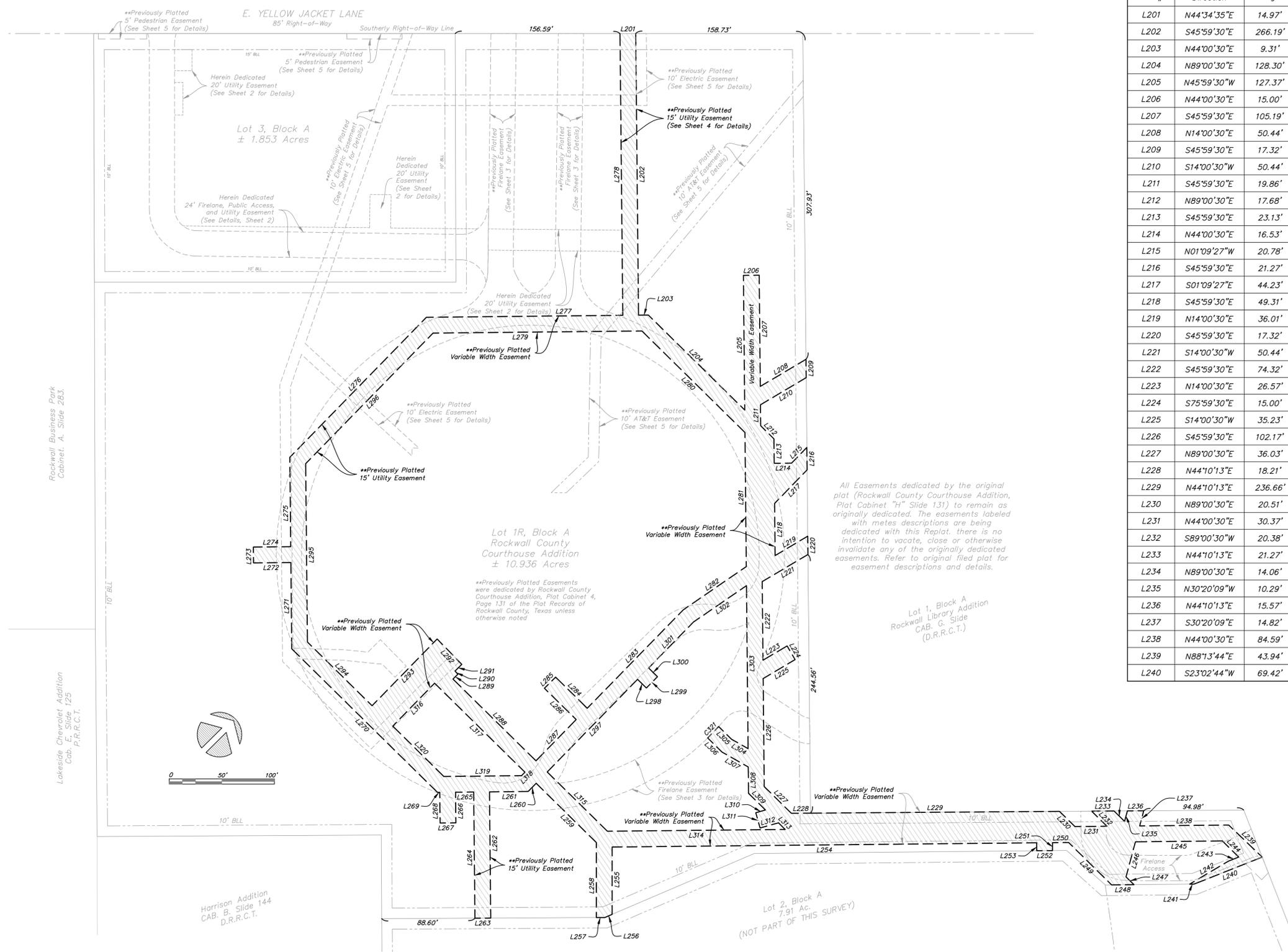
REPLAT
ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION

FIRELANE EASEMENT DETAILS



TBPELS FIRM REGISTRATION NO. 10194091

FP-3
 SHEET 3 OF 3



All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L201	N44°34'35"E	14.97'
L202	S45°59'30"E	266.19'
L203	N44°00'30"E	9.31'
L204	N89°00'30"E	128.30'
L205	N45°59'30"W	127.37'
L206	N44°00'30"E	15.00'
L207	S45°59'30"E	105.19'
L208	N14°00'30"E	50.44'
L209	S45°59'30"E	17.32'
L210	S14°00'30"W	50.44'
L211	S45°59'30"E	19.86'
L212	N89°00'30"E	17.68'
L213	S45°59'30"E	23.13'
L214	N44°00'30"E	16.53'
L215	N01°09'27"W	20.78'
L216	S45°59'30"E	21.27'
L217	S01°09'27"E	44.23'
L218	S45°59'30"E	49.31'
L219	N14°00'30"E	36.01'
L220	S45°59'30"E	17.32'
L221	S14°00'30"W	50.44'
L222	S45°59'30"E	74.32'
L223	N14°00'30"E	26.57'
L224	S75°59'30"E	15.00'
L225	S14°00'30"W	35.23'
L226	S45°59'30"E	102.17'
L227	N89°00'30"E	36.03'
L228	N44°10'13"E	18.21'
L229	N44°10'13"E	236.66'
L230	N89°00'30"E	20.51'
L231	N44°00'30"E	30.37'
L232	S89°00'30"W	20.38'
L233	N44°10'13"E	21.27'
L234	N89°00'30"E	14.06'
L235	N30°20'09"W	10.29'
L236	N44°10'13"E	15.57'
L237	S30°20'09"E	14.82'
L238	N44°00'30"E	84.59'
L239	N88°13'44"E	43.94'
L240	S23°02'44"W	69.42'

UTILITY EASEMENT LINE TABLE		
Line #	Direction	Length
L241	S44°00'22"W	4.27'
L242	N14°00'30"E	42.80'
L243	N23°02'44"E	10.39'
L244	S89°00'30"W	21.73'
L245	S44°00'30"W	82.58'
L246	S30°20'09"E	34.32'
L247	N89°00'30"E	10.52'
L248	S44°00'22"W	21.21'
L249	S89°00'30"W	57.25'
L250	S44°00'30"W	15.34'
L251	S45°59'30"E	7.50'
L252	S44°00'30"W	15.00'
L253	N45°59'30"E	7.50'
L254	S44°00'30"W	403.45'
L255	S45°25'25"E	63.67'
L256	S21°30'31"W	7.50'
L257	S44°16'35"W	8.10'
L258	N45°25'25"W	70.92'
L259	S89°00'30"W	80.00'
L260	S00°59'30"E	10.86'
L261	S44°00'30"W	36.79'
L262	S45°59'30"E	119.34'
L263	S44°16'35"W	15.00'
L264	N45°59'30"W	119.27'
L265	S44°00'30"W	17.22'
L266	S45°59'30"E	29.00'
L267	S44°00'30"W	15.00'
L268	N45°59'30"W	29.00'
L269	S44°00'30"W	2.20'
L270	S89°00'30"W	193.95'
L271	N45°59'30"W	81.55'
L272	S44°00'30"W	35.47'
L273	N45°59'30"E	15.00'
L274	N44°00'30"E	35.47'
L275	N45°59'30"W	84.53'
L276	N00°59'30"W	185.36'
L277	N44°00'30"E	186.62'
L278	N45°59'30"W	266.33'
L279	N44°00'30"E	198.50'
L280	N89°00'30"E	137.08'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L281	S45°59'30"E	126.80'
L282	S10°15'30"W	72.55'
L283	S00°59'30"E	130.29'
L284	S89°00'30"W	42.00'
L285	S00°20'05"W	15.00'
L286	N89°00'30"E	42.34'
L287	S00°59'30"E	54.62'
L288	S89°00'30"W	110.44'
L289	N00°00'00"E	6.67'
L290	N89°39'55"W	4.01'
L291	N00°11'18"E	9.04'
L292	N89°40'07"W	33.53'
L293	S00°59'30"E	88.39'
L294	S89°00'30"W	86.03'
L295	N45°59'30"W	168.64'
L296	N00°59'30"W	172.93'
L297	N00°59'30"W	122.67'
L298	N89°00'30"E	11.74'
L299	N00°59'30"W	15.00'
L300	S89°00'30"W	11.74'
L301	N00°59'30"W	60.76'
L302	N10°15'30"E	61.04'
L303	S45°59'30"E	154.09'
L304	S74°00'30"W	18.02'
L305	S89°07'18"W	17.21'
L306	N89°07'18"E	19.04'
L307	N74°00'30"W	28.67'
L308	S45°59'30"E	24.94'
L309	N89°00'30"E	22.51'
L310	S29°00'30"W	9.51'
L311	S60°59'30"E	15.00'
L312	N29°00'30"E	18.17'
L313	N89°00'30"E	8.93'
L314	S44°00'30"W	168.96'
L315	S89°00'30"W	80.03'
L316	N00°59'30"W	56.80'
L317	N89°00'30"E	120.16'
L318	S00°59'30"E	4.64'
L319	S44°00'30"W	73.77'
L320	S89°00'30"W	67.98'

UTILITY EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C321	15.00'	241.42'	003°33'36"	N01°29'43"W	15.00'

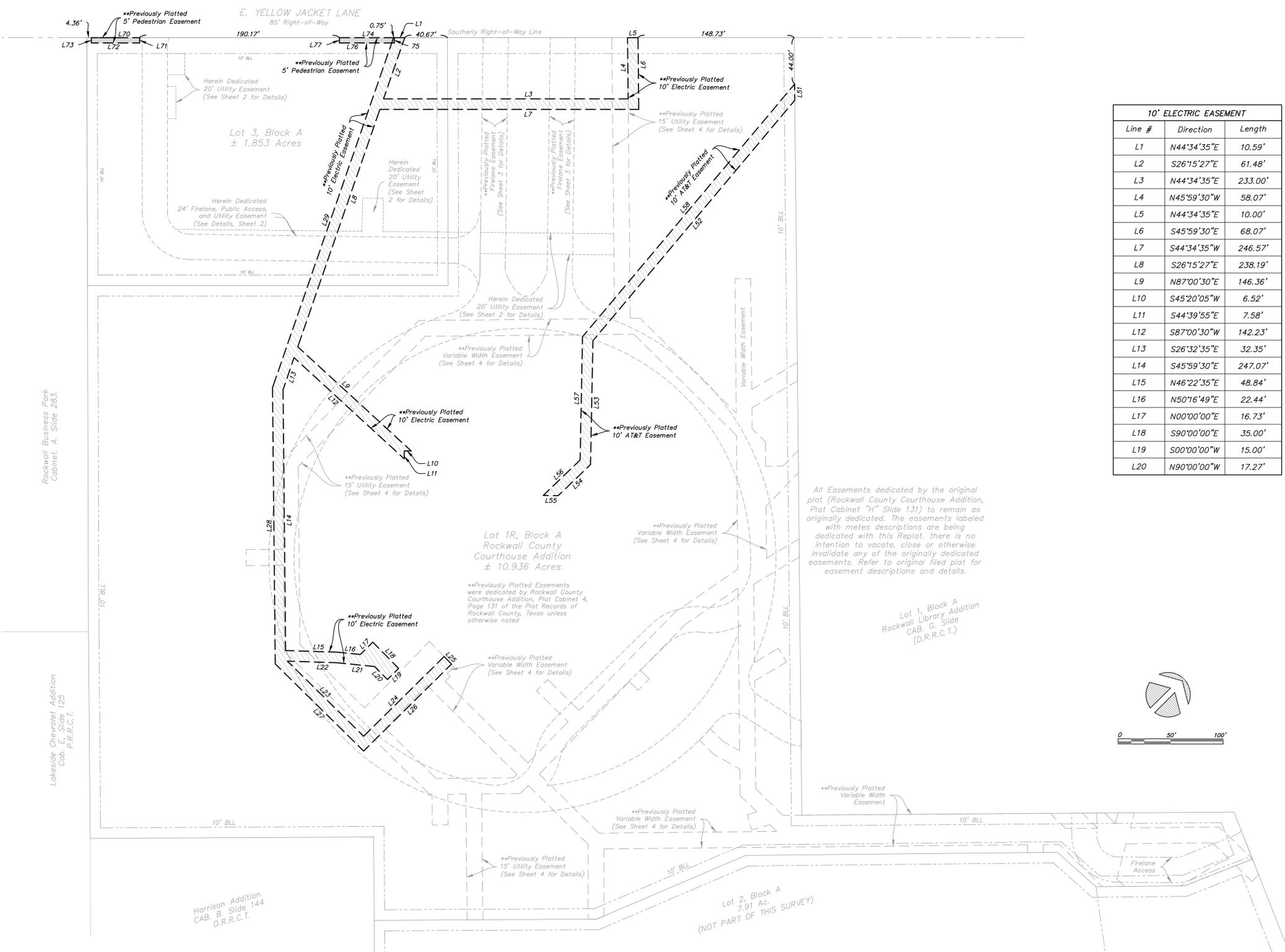
REPLAT
**ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION**

UTILITY EASEMENT DETAILS



TBPELS FIRM REGISTRATION NO. 10194091

FP-4
SHEET 4 OF 5



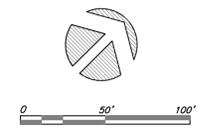
10' ELECTRIC EASEMENT		
Line #	Direction	Length
L1	N44°34'35"E	10.59'
L2	S26°15'27"E	61.48'
L3	N44°34'35"E	233.00'
L4	N45°59'30"W	58.07'
L5	N44°34'35"E	10.00'
L6	S45°59'30"E	68.07'
L7	S44°34'35"W	246.57'
L8	S26°15'27"E	238.19'
L9	N87°00'30"E	146.36'
L10	S45°20'05"W	6.52'
L11	S44°39'55"E	7.58'
L12	S87°00'30"W	142.23'
L13	S26°32'35"E	32.35'
L14	S45°59'30"E	247.07'
L15	N46°22'35"E	48.84'
L16	N50°16'49"E	22.44'
L17	N00°00'00"E	16.73'
L18	S90°00'00"E	35.00'
L19	S00°00'00"W	15.00'
L20	N90°00'00"W	17.27'

10' ELECTRIC EASEMENT		
Line #	Direction	Length
L21	S50°16'49"W	36.85'
L22	S46°22'35"W	46.45'
L23	N89°00'30"E	101.67'
L24	N00°00'00"E	107.62'
L25	S89°40'07"E	10.00'
L26	S00°00'00"W	117.39'
L27	S89°00'30"W	117.95'
L28	N45°59'30"W	261.87'
L29	N26°15'27"W	351.30'

5' PEDESTRIAN EASEMENT LINE TABLE		
Line #	Direction	Length
L70	N44°34'34"E	46.11'
L71	N45°25'25"W	5.00'
L72	N44°34'35"E	46.10'
L73	S45°32'59"E	5.00'
L74	N44°34'35"E	52.37'
L75	S45°25'25"E	5.00'
L76	S44°34'35"W	52.36'
L77	N45°32'59"W	5.00'

10' AT&T EASEMENT		
Line #	Direction	Length
L51	S45°59'30"E	15.33'
L52	S05°16'45"E	298.24'
L53	S44°18'34"E	117.39'
L54	S00°46'42"W	42.64'
L55	S45°20'05"W	14.25'
L56	N00°46'42"E	48.64'
L57	N44°18'34"W	116.78'
L58	N05°16'45"W	313.41'

All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.



REPLAT
**ROCKWALL COUNTY
 COURTHOUSE ANNEX ADDITION**

ELECTRIC, AT&T, AND PEDESTRIAN EASEMENTS DETAILS

<p>TBPELS FIRM REGISTRATION NO. 10194091</p>	FP-5 SHEET 5 OF 5
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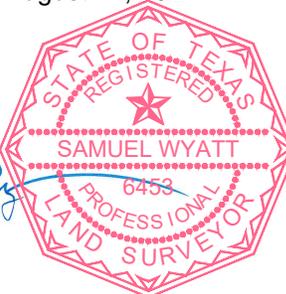
**CLOSURE REPORT
LOT 1, BLOCK A,
ROCKWALL COUNTY COURTHOUSE ADDITION,
IN THE JOSEPH CADLE SURVEY, ABST. NO. 65 AND
THE FRANCIS R. HENDERSON SURVEY, ABST. NO. 119,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

Closure Report

Bearing	Distance	Northing	Easting
		10000.00	10000.00
N44°34'35"E	673.84		
S45°59'30"E	737.05	10479.99	10472.94
		9967.91	11003.06
N44°10'13"E	411.66		
S66°56'47"E	47.81	10263.18	11289.90
		10244.46	11333.89
S23°02'44"W	69.42		
S44°00'22"W	84.46	10180.58	11306.71
		10119.83	11248.04
S86°08'54"W	49.16		
S44°00'30"W	296.90	10116.53	11198.99
		9902.99	10992.71
S21°30'31"W	154.26		
		9759.47	10936.15
S44°16'35"W	212.02		
		9607.67	10788.14
N45°43'25"W	79.06		
		9662.86	10731.53
S44°16'35"W	270.00		
		9469.55	10543.04
N45°54'42"W	195.92		
		9605.86	10402.32
N45°35'19"W	563.21		
		10000.00	10000.00

Closure Error Distance > 0.0016 Error Bearing > S59°16'34"W
Closure Precision > 1 in 2365743.9 Total Distance Inversed > 3844.77

This closure report does not constitute a survey made upon the ground, nor does it constitute a legal description. For a signed and sealed survey, please refer to the plat prepared on August 14, 2024. This report was reviewed by Samuel Wyatt, RPLS 6453 on August 14, 2024.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: August 27, 2024
APPLICANT: Ben Sanchez; *Parkhill*
CASE NUMBER: P2024-028; *Replat for 1111 E. Yellow Jacket Lane*

SUMMARY

Consider a request by Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Replat for Lots 3 & 4, Block A, Rockwall County Courthouse Addition being a 12.789-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for the 12.789-acre parcel of land (*i.e. Lot 1, Block A, Rockwall County Courthouse Addition*) for the purpose of subdividing the subject property and establishing new easements associated with the development of the subject property. The applicant's request meets all of the technical requirements outlined within the *Subdivision Ordinance [Chapter 38, Subdivisions, Municipal Code of Ordinances]*.
- Background. The subject property was originally annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 historic zoning map, at some point between January 3, 1972 and May 16, 1983 the property was zoned from an Agricultural (AG) District to a Commercial (C) District. On May 17, 2010, the City Council approved a final plat [*Case No. P2010-007*] that established the subject property as Lot 1, Block A, Rockwall County Courthouse Addition. According to the Rockwall Central Appraisal District (RCAD), a 121,208 SF Government Facility (*i.e. Rockwall County Courthouse*) was constructed in 2011. On December 12, 2023, the Planning and Zoning Commission approved a motion to approve a site plan [*Case No. SP2023-034*] on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 3 & 4, Block A, Rockwall County Courthouse Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING _____ ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1111 E YELLOW JACKET LANE, ROCKWALL, TX 75087

SUBDIVISION ROCKWALL COUNTY COURTHOUSE ADDITION LOT 1 BLOCK A

GENERAL LOCATION Grass area 300 ft NW of County Clerk Building

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL - C

CURRENT USE VACANT

PROPOSED ZONING NONE

PROPOSED USE ROCKWALL COUNTY ANNEX BLDG

ACREAGE 1.853 (new development)
12.789 (lot)

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER ROCKWALL COUNTY

APPLICANT PARKHILL

CONTACT PERSON JUDGE FRANK NEW

CONTACT PERSON BEN SANCHEZ, P.E.

ADDRESS 1111 E YELLOW JACKET LANE

ADDRESS 3000 INTERNET BLVD, STE 550

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP FRISCO, TX 75034

PHONE 972-204-6000

PHONE 972-987-1670

E-MAIL fnew@rockwallcountytexas.com

E-MAIL BSANCHEZ@PARKHILL.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Frank New [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

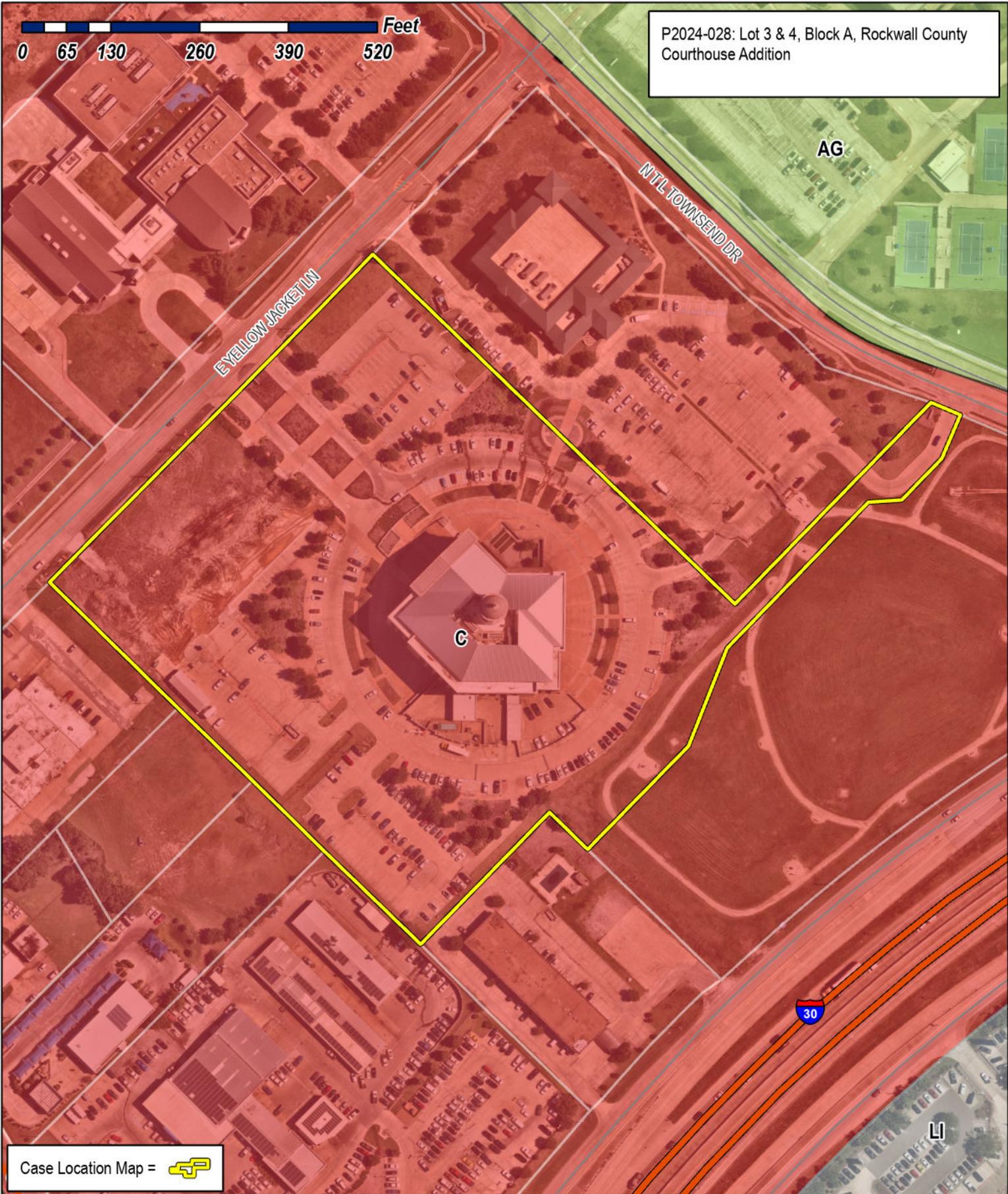
OWNER'S SIGNATURE

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

0 65 130 260 390 520 Feet

P2024-028: Lot 3 & 4, Block A, Rockwall County Courthouse Addition



Case Location Map = 



City of Rockwall

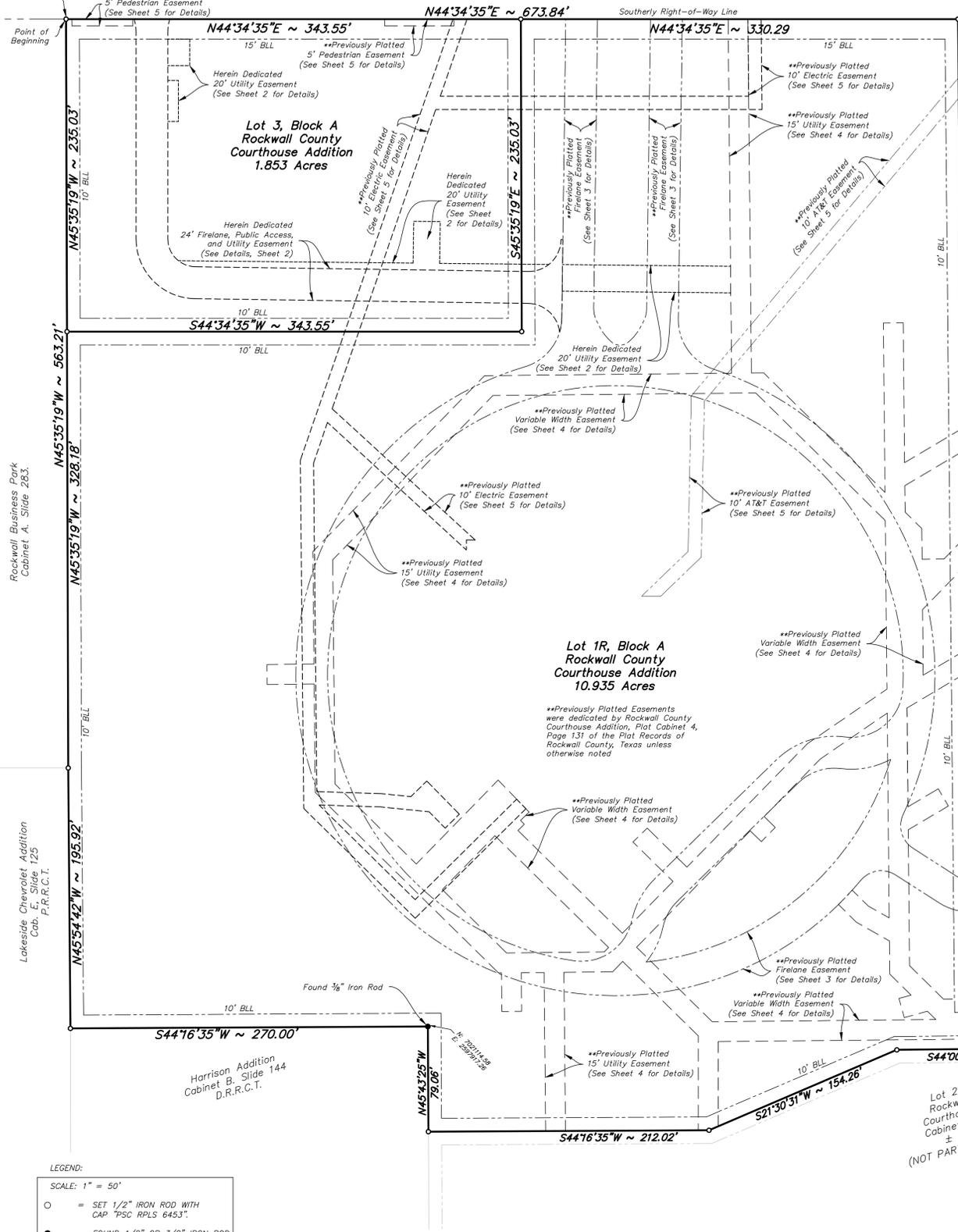
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



N 2021.451.67
E 2591.268.83

E. YELLOW JACKET LANE
(85' Right-of-Way Per Previous Plats)



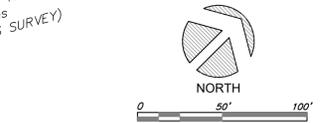
LEGEND:
SCALE: 1" = 50'
○ = SET 1/2" IRON ROD WITH CAP "PSC RPLS 6453"
● = FOUND 1/2" OR 3/8" IRON ROD (SEE PLAT FOR DETAIL)
BLL = BUILDING SETBACK LINE

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ROCKWALL, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____ 20____
FOR: ROCKWALL COUNTY
BY (PRINT NAME): _____

SURVEYOR'S NOTES:
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83. DISTANCES REPORTED HEREON ARE AT SURFACE. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES.
2. THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH, RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT.
3. MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED. FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.

KNOW ALL MEN BY THESE PRESENTS:
THAT I, SAMUEL WYATT DO HEREBY CERTIFY THAT THIS PLAT AND THE LEGAL DESCRIPTIONS MADE A PART THEREOF WERE PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE UNDER MY PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PROSPER, TEXAS.
DATED THIS THE 14TH DAY OF AUGUST, 2024
SAMUEL WYATT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6453



STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS ROCKWALL COUNTY IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119, ROCKWALL COUNTY, TEXAS, BEING THE SAME CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 131, MAP RECORDS ROCKWALL COUNTY, TEXAS, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:
ALL OF LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN PLAT CABINET "H", SLIDE 131 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, SAID LOT 1 BEING SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NUMBER 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NUMBER 119, ROCKWALL COUNTY, TEXAS, SAID LOT 1 CONTAINS 12.789 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET IN THE SOUTHEAST RIGHT-OF-WAY LINE OF "YELLOW JACKET LANE, FOR THE MOST WESTERLY CORNER OF LOT 1, SAID BEGINNING POINT HAVING COORDINATES OF NORTHING: 7,021,451.67 AND EASTING: 2,597,185.83, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983;
(1) THENCE NORTH 44 DEGREES 34 MINUTES 35 SECONDS EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID YELLOW JACKET LANE, A DISTANCE OF 673.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST NORTHERLY CORNER OF LOT 1;
(2) THENCE SOUTH 45 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 737.05 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(3) THENCE NORTH 44 DEGREES 10 MINUTES 13 SECONDS EAST A DISTANCE OF 411.66 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(4) THENCE SOUTH 66 DEGREES 56 MINUTES 47 SECONDS EAST A DISTANCE OF 47.81 FEET TO A PK NAIL WASHER MARKED "PARKHILL RPLS 6453" SET FOR THE MOST EASTERLY CORNER OF LOT 1;
(5) THENCE SOUTH 23 DEGREES 02 MINUTES 44 SECONDS WEST A DISTANCE OF 69.42 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(6) THENCE SOUTH 44 DEGREES 00 MINUTES 22 SECONDS WEST A DISTANCE OF 84.46 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(7) THENCE SOUTH 86 DEGREES 08 MINUTES 54 SECONDS WEST A DISTANCE OF 49.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(8) THENCE SOUTH 44 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 296.90 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(9) THENCE SOUTH 21 DEGREES 30 MINUTES 31 SECONDS WEST A DISTANCE OF 154.26 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(10) THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 212.02 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(11) THENCE NORTH 45 DEGREES 43 MINUTES 25 SECONDS WEST A DISTANCE OF 79.06 FEET TO A 3/8-INCH IRON ROD FOUND AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(12) THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 270.00 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1;
(13) THENCE NORTH 45 DEGREES 54 MINUTES 42 SECONDS WEST A DISTANCE OF 195.92 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(14) THENCE NORTH 45 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 563.21 FEET TO THE POINT OF BEGINNING. BEARINGS AND COORDINATES CALLED IN THIS DESCRIPTION ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. DISTANCES CALLED IN THIS DESCRIPTION ARE AT SURFACE. AREAS CALLED IN THIS DESCRIPTION ARE BASED ON CALCULATIONS MADE FROM SURFACE DISTANCES.

- NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
- THE STREETS AND ALLEYS ARE DEDICATED TO THE CITY OF ROCKWALL, TEXAS IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
 - ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
 - THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
 - NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY ROCKWALL COUNTY.
 - ROCKWALL COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
 - UTILITY EASEMENTS MAY ALSO BE USED FOR MUTUAL USE AND ACCOMMODATION, OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ROCKWALL COUNTY USE THEREOF.
 - ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY BE AN OBSTACLE OR ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
 - ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
 - ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY METES OF PLAT AND APPROVED BY THE CITY OF ROCKWALL.
 - THE UNDERSIGNED COVENANTS AND AGREES THAT HE SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH THE CITY OF ROCKWALL (TOWN) STANDARDS AND THAT HE SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF THE FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO THE TOWN STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES STATING "FIRE LANE, NO PARKING". THE POLICE OR THEIR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
 - THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, AND OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE TOWN ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.

CERTIFICATE OF APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS.
SECRETARY _____ TOWN
ENGINEER _____ TOWN
PLANNING DEPARTMENT _____

OWNER/APPLICANT: ROCKWALL COUNTY
101 E. RUSK STREET
ROCKWALL, TX 75087
P (972) 204-7000
CONTACT: SAMUEL WYATT, RPLS
LAND SURVEYOR: PARKHILL
4222 85TH STREET
LUBBOCK, TX 79423
CONTACT: SAMUEL WYATT, RPLS
CIVIL ENGINEER: PARKHILL
3000 INTERNET BLVD, SUITE 550
FRISCO, TEXAS 75034
CONTACT: CHRIS SCHNITGER, P.E.

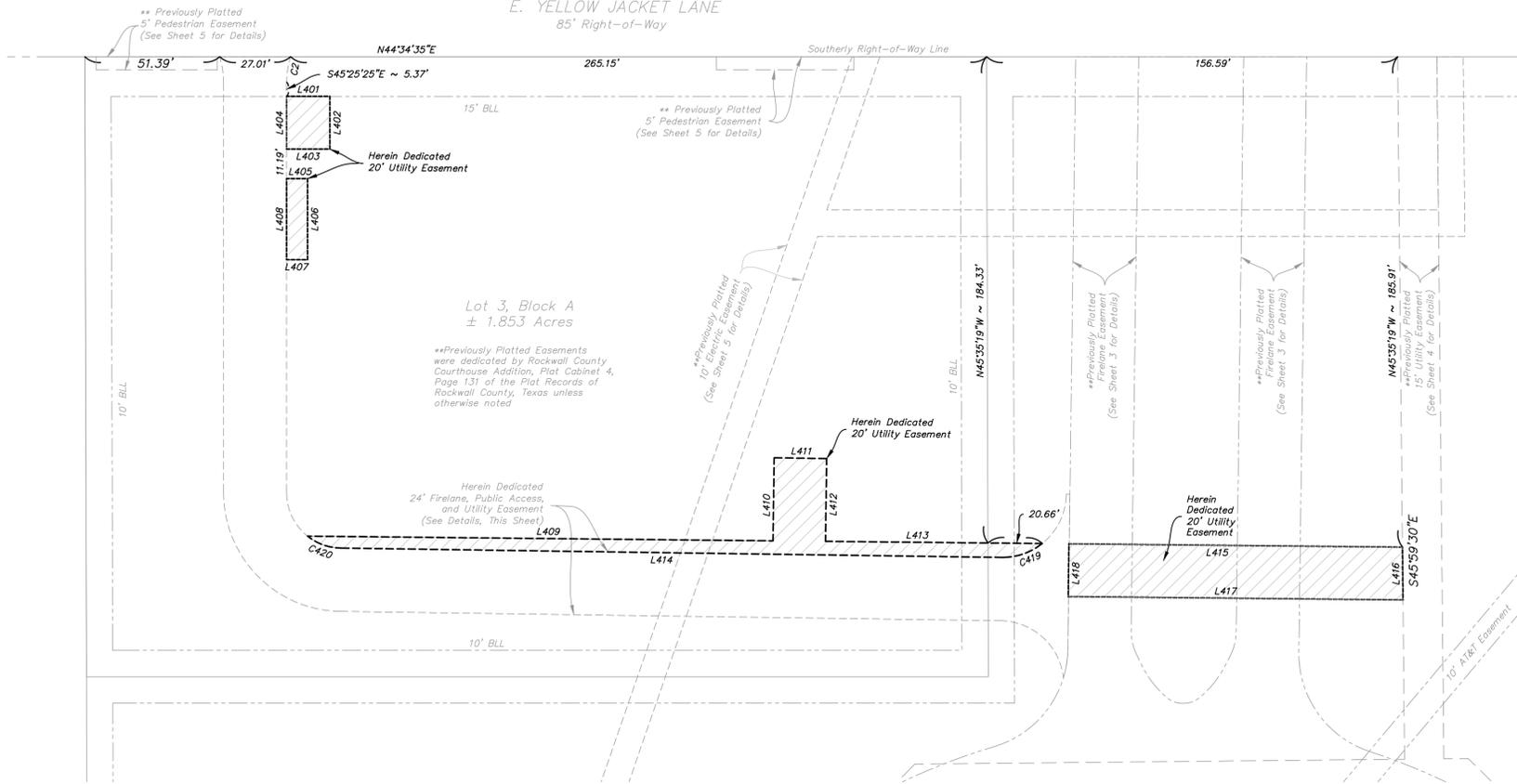


REPLAT
ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION
A REPLAT OF
12.789 ACRES BEING LOT 1, BLOCK A, FINAL PLAT OF
ROCKWALL COUNTY COURTHOUSE ADDITION
OUT OF JOSEPH CADLE SURVEY, ABSTRACT NO. 65
AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



FP-1
SHEET 1 OF 5

E. YELLOW JACKET LANE
85' Right-of-Way



Line #	Direction	Length
L401	S44°34'35\"W	16.50'
L402	N45°25'25\"W	20.00'
L403	N44°34'35\"E	16.50'
L404	S45°25'25\"E	20.00'
L405	N44°34'35\"E	8.00'
L406	S45°25'25\"E	30.76'
L407	S44°34'36\"W	8.00'
L408	N45°25'25\"W	30.76'
L415	S45°08'59\"W	126.94'
L416	N45°59'30\"W	20.01'
L417	N45°08'59\"E	127.40'
L418	S44°39'57\"E	20.00'
L409	N45°08'59\"E	177.34'
L410	N44°36'55\"W	31.48'
L411	N45°23'05\"E	20.00'
L412	S44°36'55\"E	31.40'
L413	N45°08'59\"E	82.56'
L414	S45°23'05\"W	252.29'

CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C419	16.08'	24.37'	037°48'35\"	N25°00'37\"E	15.79'
C420	13.76'	21.00'	037°32'54\"	N64°09'32\"E	13.52'

Lot 3, Block A
± 1.853 Acres

**Previously Platted Easements were dedicated by Rockwall County Courthouse Addition, Plat Cabinet 4, Page 131 of the Plat Records of Rockwall County, Texas unless otherwise noted

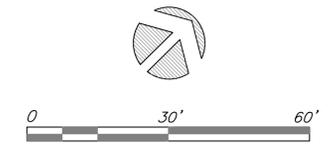
Herein Dedicated 24' Firelane, Public Access, and Utility Easement (See Details, This Sheet)

Lot 3, Block A
± 1.853 Acres

**Previously Platted Easements were dedicated by Rockwall County Courthouse Addition, Plat Cabinet 4, Page 131 of the Plat Records of Rockwall County, Texas unless otherwise noted

Herein Dedicated 24' Firelane, Public Access, and Utility Easement

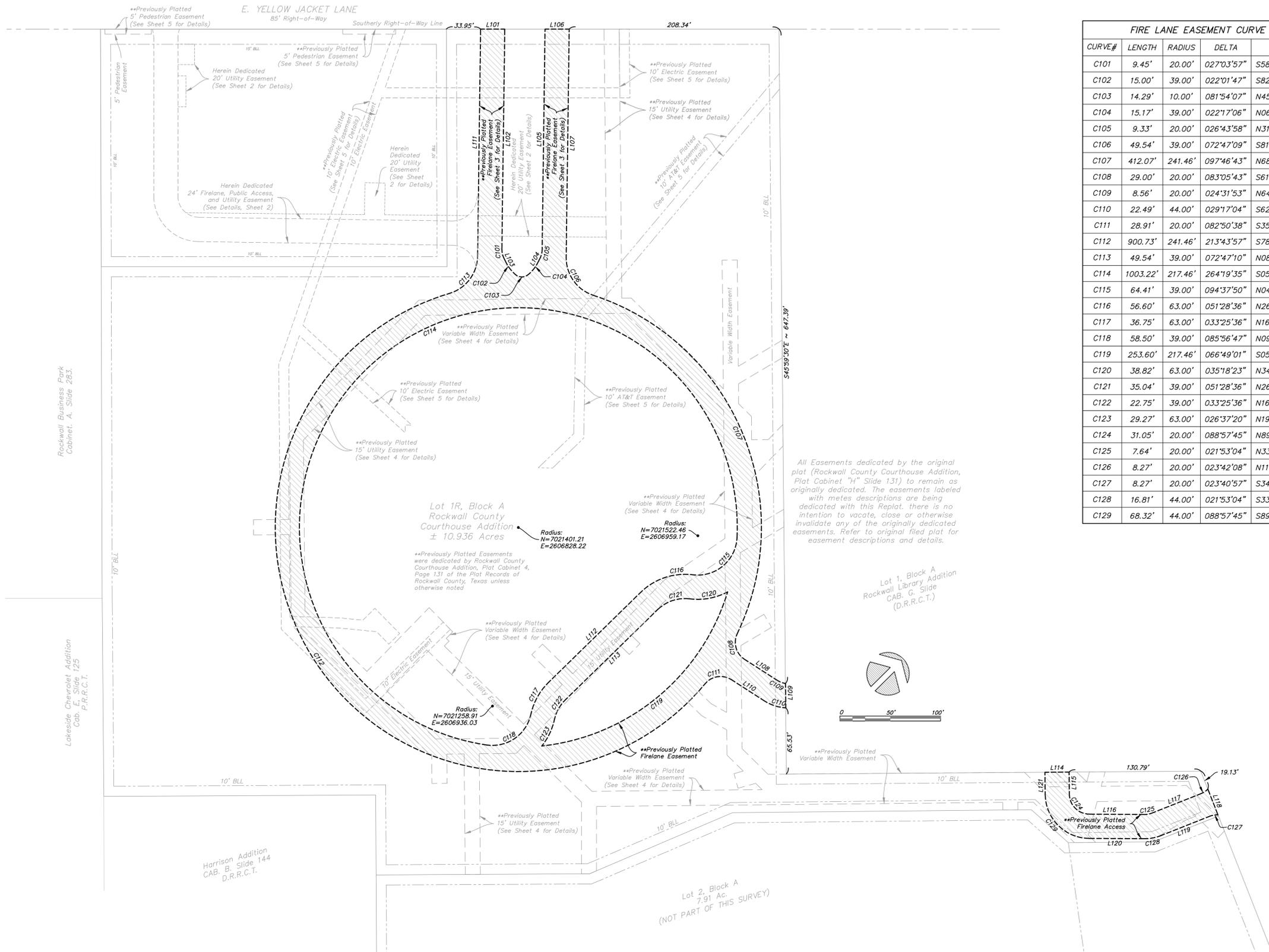
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C1	9.76'	31.50'	017°44'28\"	N54°17'39\"W	9.72'
C2	9.78'	31.50'	017°47'41\"	S36°31'34\"E	9.75'
C3	32.70'	21.00'	089°11'30\"	N89°58'50\"E	29.49'
C4	70.06'	45.01'	089°11'30\"	N89°58'50\"E	63.20'
C5	37.68'	24.37'	088°35'37\"	N00°22'54\"W	34.04'
C6	34.63'	24.36'	081°26'45\"	S87°22'19\"W	31.78'
C7	10.97'	39.00'	016°07'20\"	N36°36'17\"W	10.94'



REPLAT
**ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION**

FIRELANE & 20' UTILITY EASEMENT DETAILS

	FP-2 SHEET 2 OF 2
	TPPELS FIRM REGISTRATION NO. 10194091



FIRE LANE EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C101	9.45'	20.00'	027°03'57"	S58°11'55"E	9.36'
C102	15.00'	39.00'	022°01'47"	S82°44'47"E	14.90'
C103	14.29'	10.00'	081°54'07"	N45°16'04"E	13.11'
C104	15.17'	39.00'	022°17'06"	N06°47'26"W	15.07'
C105	9.33'	20.00'	026°43'58"	N31°17'58"W	9.25'
C106	49.54'	39.00'	072°47'09"	S81°03'32"E	46.28'
C107	412.07'	241.46'	097°46'43"	N68°33'45"W	363.85'
C108	29.00'	20.00'	083°05'43"	S61°13'15"E	26.53'
C109	8.56'	20.00'	024°31'53"	N64°57'58"E	8.50'
C110	22.49'	44.00'	029°17'04"	S62°35'22"W	22.25'
C111	28.91'	20.00'	082°50'38"	S35°48'35"W	26.46'
C112	900.73'	241.46'	213°43'57"	S78°44'46"E	462.15'
C113	49.54'	39.00'	072°47'10"	N08°16'22"W	46.28'
C114	1003.22'	217.46'	264°19'35"	S05°01'06"W	322.38'
C115	64.41'	39.00'	094°37'50"	N04°29'48"E	57.34'
C116	56.60'	63.00'	051°28'36"	N26°04'25"E	54.72'
C117	36.75'	63.00'	033°25'36"	N16°22'41"W	36.24'
C118	58.50'	39.00'	085°56'47"	N09°52'55"E	53.17'
C119	253.60'	217.46'	066°49'01"	S05°01'06"W	239.47'
C120	38.82'	63.00'	035°18'23"	N34°09'32"E	38.21'
C121	35.04'	39.00'	051°28'36"	N26°04'25"E	33.87'
C122	22.75'	39.00'	033°25'36"	N16°22'41"W	22.43'
C123	29.27'	63.00'	026°37'20"	N19°46'49"W	29.01'
C124	31.05'	20.00'	088°57'45"	N89°24'41"E	28.03'
C125	7.64'	20.00'	021°53'04"	N33°59'16"E	7.59'
C126	8.27'	20.00'	023°42'08"	N11°11'39"E	8.21'
C127	8.27'	20.00'	023°40'57"	S34°53'12"W	8.21'
C128	16.81'	44.00'	021°53'04"	S33°59'16"W	16.70'
C129	68.32'	44.00'	088°57'45"	S89°24'41"W	61.66'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L101	N44°34'35"E	24.00'
L102	S44°39'57"E	217.51'
L103	S71°43'54"E	4.68'
L104	N17°55'59"W	4.42'
L105	N44°39'57"W	218.18'
L106	N44°34'35"E	24.00'
L107	S44°39'57"E	225.79'
L108	N77°13'54"E	38.73'
L109	S45°59'30"E	24.12'
L110	S77°13'54"W	38.87'
L111	N44°39'57"W	224.63'
L112	N00°20'07"E	127.69'
L113	N00°20'07"E	127.69'
L114	N44°10'13"E	24.00'
L115	S46°06'27"E	21.88'
L116	N44°55'48"E	54.69'
L117	N23°02'44"E	52.30'
L118	S66°56'47"E	27.37'
L119	S23°02'44"W	52.30'
L120	S44°55'48"W	54.69'
L121	N46°06'27"W	21.99'

All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.

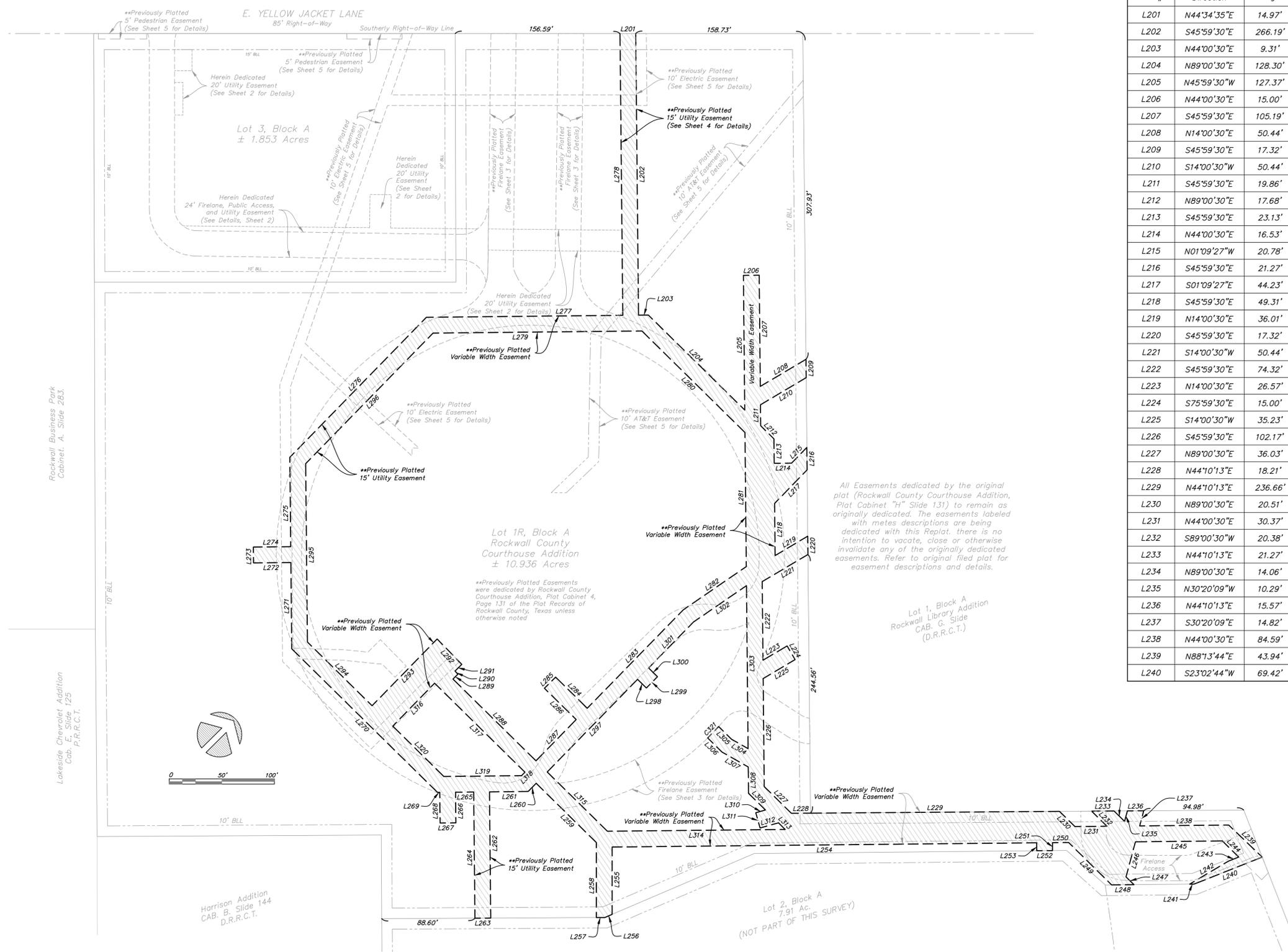
REPLAT
**ROCKWALL COUNTY
 COURTHOUSE ANNEX ADDITION**

FIRELANE EASEMENT DETAILS



TBPELS FIRM REGISTRATION NO. 10194091

FP-3
 SHEET 3 OF 3



All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L201	N44°34'35"E	14.97'
L202	S45°59'30"E	266.19'
L203	N44°00'30"E	9.31'
L204	N89°00'30"E	128.30'
L205	N45°59'30"W	127.37'
L206	N44°00'30"E	15.00'
L207	S45°59'30"E	105.19'
L208	N14°00'30"E	50.44'
L209	S45°59'30"E	17.32'
L210	S14°00'30"W	50.44'
L211	S45°59'30"E	19.86'
L212	N89°00'30"E	17.68'
L213	S45°59'30"E	23.13'
L214	N44°00'30"E	16.53'
L215	N01°09'27"W	20.78'
L216	S45°59'30"E	21.27'
L217	S01°09'27"E	44.23'
L218	S45°59'30"E	49.31'
L219	N14°00'30"E	36.01'
L220	S45°59'30"E	17.32'
L221	S14°00'30"W	50.44'
L222	S45°59'30"E	74.32'
L223	N14°00'30"E	26.57'
L224	S75°59'30"E	15.00'
L225	S14°00'30"W	35.23'
L226	S45°59'30"E	102.17'
L227	N89°00'30"E	36.03'
L228	N44°10'13"E	18.21'
L229	N44°10'13"E	236.66'
L230	N89°00'30"E	20.51'
L231	N44°00'30"E	30.37'
L232	S89°00'30"W	20.38'
L233	N44°10'13"E	21.27'
L234	N89°00'30"E	14.06'
L235	N30°20'09"W	10.29'
L236	N44°10'13"E	15.57'
L237	S30°20'09"E	14.82'
L238	N44°00'30"E	84.59'
L239	N88°13'44"E	43.94'
L240	S23°02'44"W	69.42'

UTILITY EASEMENT LINE TABLE		
Line #	Direction	Length
L241	S44°00'22"W	4.27'
L242	N14°00'30"E	42.80'
L243	N23°02'44"E	10.39'
L244	S89°00'30"W	21.73'
L245	S44°00'30"W	82.58'
L246	S30°20'09"E	34.32'
L247	N89°00'30"E	10.52'
L248	S44°00'22"W	21.21'
L249	S89°00'30"W	57.25'
L250	S44°00'30"W	15.34'
L251	S45°59'30"E	7.50'
L252	S44°00'30"W	15.00'
L253	N45°59'30"E	7.50'
L254	S44°00'30"W	403.45'
L255	S45°25'25"E	63.67'
L256	S21°30'31"W	7.50'
L257	S44°16'35"W	8.10'
L258	N45°25'25"W	70.92'
L259	S89°00'30"W	80.00'
L260	S00°59'30"E	10.86'
L261	S44°00'30"W	36.79'
L262	S45°59'30"E	119.34'
L263	S44°16'35"W	15.00'
L264	N45°59'30"W	119.27'
L265	S44°00'30"W	17.22'
L266	S45°59'30"E	29.00'
L267	S44°00'30"W	15.00'
L268	N45°59'30"W	29.00'
L269	S44°00'30"W	2.20'
L270	S89°00'30"W	193.95'
L271	N45°59'30"W	81.55'
L272	S44°00'30"W	35.47'
L273	N45°59'30"E	15.00'
L274	N44°00'30"E	35.47'
L275	N45°59'30"W	84.53'
L276	N00°59'30"W	185.36'
L277	N44°00'30"E	186.62'
L278	N45°59'30"W	266.33'
L279	N44°00'30"E	198.50'
L280	N89°00'30"E	137.08'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L281	S45°59'30"E	126.80'
L282	S10°15'30"W	72.55'
L283	S00°59'30"E	130.29'
L284	S89°00'30"W	42.00'
L285	S00°20'05"W	15.00'
L286	N89°00'30"E	42.34'
L287	S00°59'30"E	54.62'
L288	S89°00'30"W	110.44'
L289	N00°00'00"E	6.67'
L290	N89°39'55"W	4.01'
L291	N00°11'18"E	9.04'
L292	N89°40'07"W	33.53'
L293	S00°59'30"E	88.39'
L294	S89°00'30"W	86.03'
L295	N45°59'30"W	168.64'
L296	N00°59'30"W	172.93'
L297	N00°59'30"W	122.67'
L298	N89°00'30"E	11.74'
L299	N00°59'30"W	15.00'
L300	S89°00'30"W	11.74'
L301	N00°59'30"W	60.76'
L302	N10°15'30"E	61.04'
L303	S45°59'30"E	154.09'
L304	S74°00'30"W	18.02'
L305	S89°07'18"W	17.21'
L306	N89°07'18"E	19.04'
L307	N74°00'30"W	28.67'
L308	S45°59'30"E	24.94'
L309	N89°00'30"E	22.51'
L310	S29°00'30"W	9.51'
L311	S60°59'30"E	15.00'
L312	N29°00'30"E	18.17'
L313	N89°00'30"E	8.93'
L314	S44°00'30"W	168.96'
L315	S89°00'30"W	80.03'
L316	N00°59'30"W	56.80'
L317	N89°00'30"E	120.16'
L318	S00°59'30"E	4.64'
L319	S44°00'30"W	73.77'
L320	S89°00'30"W	67.98'

UTILITY EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C321	15.00'	241.42'	003°33'36"	N01°29'43"W	15.00'

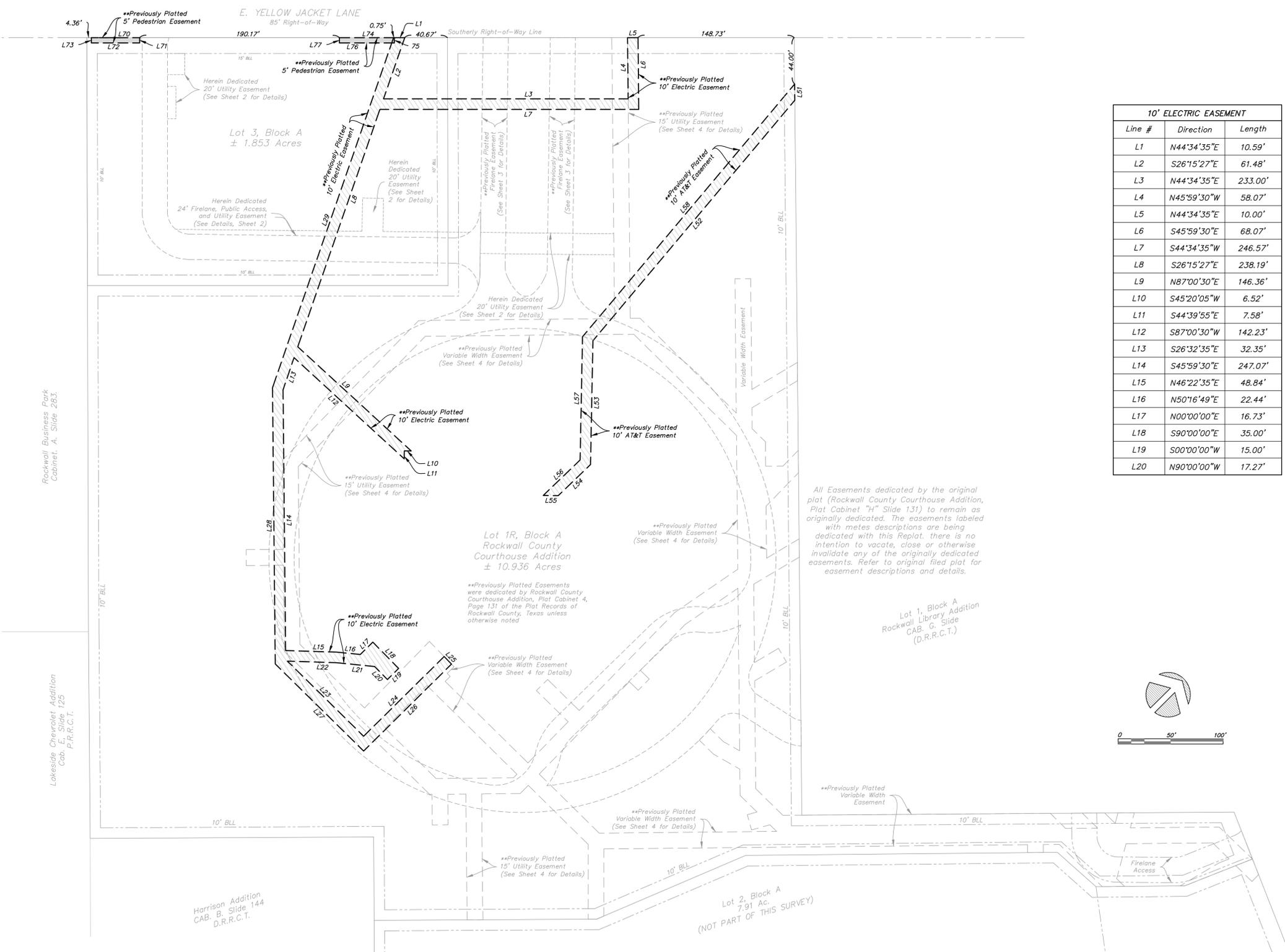
REPLAT
**ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION**

UTILITY EASEMENT DETAILS



TBPELS FIRM REGISTRATION NO. 10194091

FP-4
SHEET 4 OF 5



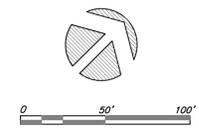
10' ELECTRIC EASEMENT		
Line #	Direction	Length
L1	N44°34'35"E	10.59'
L2	S26°15'27"E	61.48'
L3	N44°34'35"E	233.00'
L4	N45°59'30"W	58.07'
L5	N44°34'35"E	10.00'
L6	S45°59'30"E	68.07'
L7	S44°34'35"W	246.57'
L8	S26°15'27"E	238.19'
L9	N87°00'30"E	146.36'
L10	S45°20'05"W	6.52'
L11	S44°39'55"E	7.58'
L12	S87°00'30"W	142.23'
L13	S26°32'35"E	32.35'
L14	S45°59'30"E	247.07'
L15	N46°22'35"E	48.84'
L16	N50°16'49"E	22.44'
L17	N00°00'00"E	16.73'
L18	S90°00'00"E	35.00'
L19	S00°00'00"W	15.00'
L20	N90°00'00"W	17.27'

10' ELECTRIC EASEMENT		
Line #	Direction	Length
L21	S50°16'49"W	36.85'
L22	S46°22'35"W	46.45'
L23	N89°00'30"E	101.67'
L24	N00°00'00"E	107.62'
L25	S89°40'07"E	10.00'
L26	S00°00'00"W	117.39'
L27	S89°00'30"W	117.95'
L28	N45°59'30"W	261.87'
L29	N26°15'27"W	351.30'

5' PEDESTRIAN EASEMENT LINE TABLE		
Line #	Direction	Length
L70	N44°34'34"E	46.11'
L71	N45°25'25"W	5.00'
L72	N44°34'35"E	46.10'
L73	S45°32'59"E	5.00'
L74	N44°34'35"E	52.37'
L75	S45°25'25"E	5.00'
L76	S44°34'35"W	52.36'
L77	N45°32'59"W	5.00'

10' AT&T EASEMENT		
Line #	Direction	Length
L51	S45°59'30"E	15.33'
L52	S05°16'45"E	298.24'
L53	S44°18'34"E	117.39'
L54	S00°46'42"W	42.64'
L55	S45°20'05"W	14.25'
L56	N00°46'42"E	48.64'
L57	N44°18'34"W	116.78'
L58	N05°16'45"W	313.41'

All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.



REPLAT
**ROCKWALL COUNTY
 COURTHOUSE ANNEX ADDITION**

ELECTRIC, AT&T, AND PEDESTRIAN EASEMENTS DETAILS

<p>TBPELS FIRM REGISTRATION NO. 10194091</p>	FP-5 SHEET 5 OF 5
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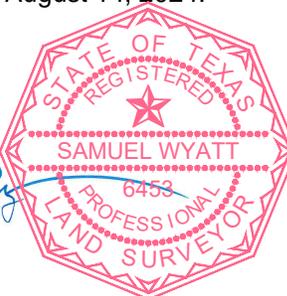
**CLOSURE REPORT
LOT 1, BLOCK A,
ROCKWALL COUNTY COURTHOUSE ADDITION,
IN THE JOSEPH CADLE SURVEY, ABST. NO. 65 AND
THE FRANCIS R. HENDERSON SURVEY, ABST. NO. 119,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

Closure Report

Bearing	Distance	Northing	Easting
		10000.00	10000.00
N44°34'35"E	673.84		
S45°59'30"E	737.05	10479.99	10472.94
N44°10'13"E	411.66	9967.91	11003.06
S66°56'47"E	47.81	10263.18	11289.90
S23°02'44"W	69.42	10244.46	11333.89
S44°00'22"W	84.46	10180.58	11306.71
S86°08'54"W	49.16	10119.83	11248.04
S44°00'30"W	296.90	10116.53	11198.99
S21°30'31"W	154.26	9902.99	10992.71
S44°16'35"W	212.02	9759.47	10936.15
N45°43'25"W	79.06	9607.67	10788.14
S44°16'35"W	270.00	9469.55	10543.04
N45°54'42"W	195.92	9605.86	10402.32
N45°35'19"W	563.21	10000.00	10000.00

Closure Error Distance > 0.0016 Error Bearing > S59°16'34"W
Closure Precision > 1 in 2365743.9 Total Distance Inversed > 3844.77

This closure report does not constitute a survey made upon the ground, nor does it constitute a legal description. For a signed and sealed survey, please refer to the plat prepared on August 14, 2024. This report was reviewed by Samuel Wyatt, RPLS 6453 on August 14, 2024.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: September 3, 2024
APPLICANT: Ben Sanchez; *Parkhill*
CASE NUMBER: P2024-028; *Replat for 1111 E. Yellow Jacket Lane*

SUMMARY

Consider a request by Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Replat for Lots 3 & 4, Block A, Rockwall County Courthouse Addition being a 12.789-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for the 12.789-acre parcel of land (*i.e. Lot 1, Block A, Rockwall County Courthouse Addition*) for the purpose of subdividing the subject property and establishing new easements associated with the development of the subject property. The applicant's request meets all of the technical requirements outlined within the *Subdivision Ordinance [Chapter 38, Subdivisions, Municipal Code of Ordinances]*.
- Background. The subject property was originally annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 historic zoning map, at some point between January 3, 1972 and May 16, 1983 the property was zoned from an Agricultural (AG) District to a Commercial (C) District. On May 17, 2010, the City Council approved a final plat [*Case No. P2010-007*] that established the subject property as Lot 1, Block A, Rockwall County Courthouse Addition. According to the Rockwall Central Appraisal District (RCAD), a 121,208 SF Government Facility (*i.e. Rockwall County Courthouse*) was constructed in 2011. On December 12, 2023, the Planning and Zoning Commission approved a motion to approve a site plan [*Case No. SP2023-034*] on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 3 & 4, Block A, Rockwall County Courthouse Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Replat; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On August 27, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING _____ ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1111 E YELLOW JACKET LANE, ROCKWALL, TX 75087

SUBDIVISION ROCKWALL COUNTY COURTHOUSE ADDITION LOT 1 BLOCK A

GENERAL LOCATION Grass area 300 ft NW of County Clerk Building

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL - C	CURRENT USE	VACANT
PROPOSED ZONING	NONE	PROPOSED USE	ROCKWALL COUNTY ANNEX BLDG
ACREAGE	1.853 (new development) 12.789 (lot)	LOTS [CURRENT]	1
		LOTS [PROPOSED]	2

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> OWNER	ROCKWALL COUNTY	<input checked="" type="checkbox"/> APPLICANT	PARKHILL
CONTACT PERSON	JUDGE FRANK NEW	CONTACT PERSON	BEN SANCHEZ, P.E.
ADDRESS	1111 E YELLOW JACKET LANE	ADDRESS	3000 INTERNET BLVD, STE 550
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	FRISCO, TX 75034
PHONE	972-204-6000	PHONE	972-987-1670
E-MAIL	fnew@rockwallcountytexas.com	E-MAIL	BSANCHEZ@PARKHILL.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Frank New [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

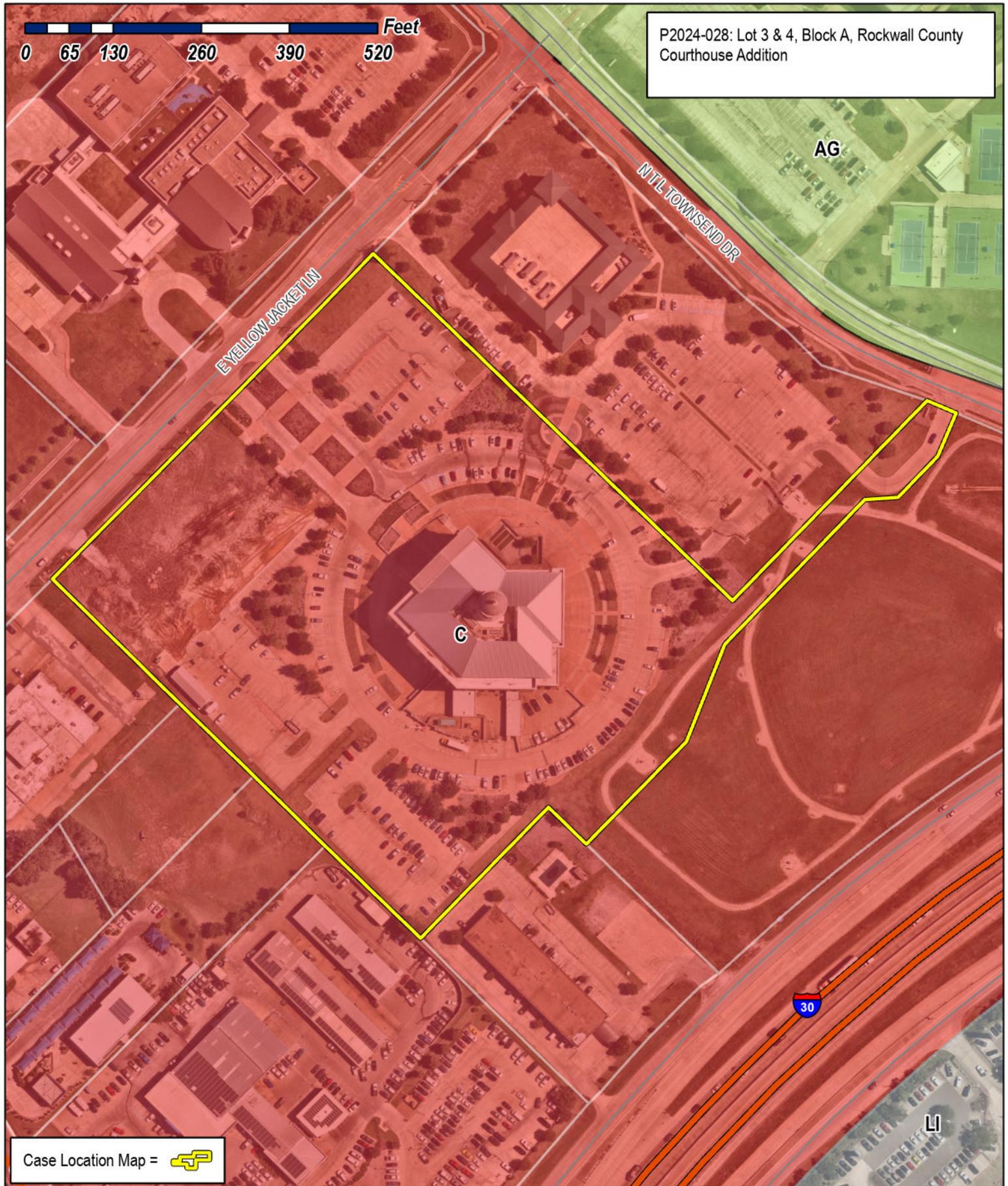
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



P2024-028: Lot 3 & 4, Block A, Rockwall County Courthouse Addition



Case Location Map = 



City of Rockwall

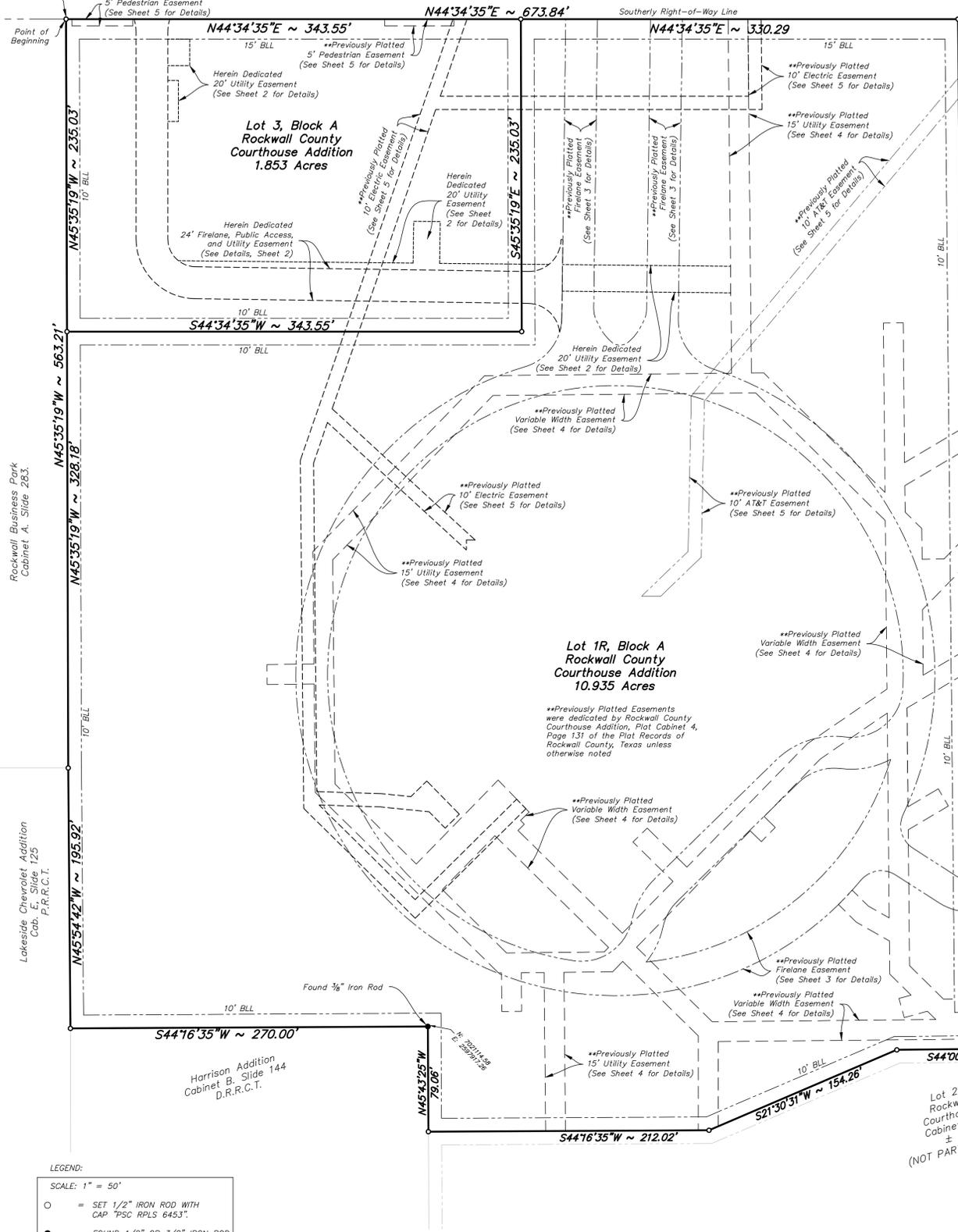
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



N 2021.451.67
E 2591.268.83

E. YELLOW JACKET LANE
(85' Right-of-Way Per Previous Plats)



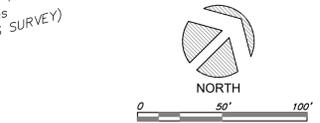
LEGEND:
SCALE: 1" = 50'
○ = SET 1/2" IRON ROD WITH CAP "PSC RPLS 6453"
● = FOUND 1/2" OR 3/8" IRON ROD (SEE PLAT FOR DETAIL)
BLL = BUILDING SETBACK LINE

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ROCKWALL, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____ 20____
FOR: ROCKWALL COUNTY
BY (PRINT NAME): _____

SURVEYOR'S NOTES:
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83. DISTANCES REPORTED HEREON ARE AT SURFACE. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES.
2. THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH, RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT.
3. MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED. FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.

KNOW ALL MEN BY THESE PRESENTS:
THAT I, SAMUEL WYATT DO HEREBY CERTIFY THAT THIS PLAT AND THE LEGAL DESCRIPTIONS MADE A PART THEREOF WERE PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE UNDER MY PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PROSPER, TEXAS.
DATED THIS THE 14TH DAY OF AUGUST, 2024
SAMUEL WYATT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6453



STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS ROCKWALL COUNTY IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119, ROCKWALL COUNTY, TEXAS, BEING THE SAME CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 131, MAP RECORDS ROCKWALL COUNTY, TEXAS, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:
ALL OF LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN PLAT CABINET "H", SLIDE 131 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, SAID LOT 1 BEING SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NUMBER 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NUMBER 119, ROCKWALL COUNTY, TEXAS, SAID LOT 1 CONTAINS 12.789 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET IN THE SOUTHEAST RIGHT-OF-WAY LINE OF "YELLOW JACKET LANE, FOR THE MOST WESTERLY CORNER OF LOT 1, SAID BEGINNING POINT HAVING COORDINATES OF NORTHING: 7,021,451.67 AND EASTING: 2,597,185.83, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983;
(1) THENCE NORTH 44 DEGREES 34 MINUTES 35 SECONDS EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID YELLOW JACKET LANE, A DISTANCE OF 673.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST NORTHERLY CORNER OF LOT 1;
(2) THENCE SOUTH 45 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 737.05 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(3) THENCE NORTH 44 DEGREES 10 MINUTES 13 SECONDS EAST A DISTANCE OF 411.66 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(4) THENCE SOUTH 66 DEGREES 56 MINUTES 47 SECONDS EAST A DISTANCE OF 47.81 FEET TO A PK NAIL WASHER MARKED "PARKHILL RPLS 6453" SET FOR THE MOST EASTERLY CORNER OF LOT 1;
(5) THENCE SOUTH 23 DEGREES 02 MINUTES 44 SECONDS WEST A DISTANCE OF 69.42 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(6) THENCE SOUTH 44 DEGREES 00 MINUTES 22 SECONDS WEST A DISTANCE OF 84.46 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(7) THENCE SOUTH 86 DEGREES 08 MINUTES 54 SECONDS WEST A DISTANCE OF 49.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(8) THENCE SOUTH 44 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 296.90 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(9) THENCE SOUTH 21 DEGREES 30 MINUTES 31 SECONDS WEST A DISTANCE OF 154.26 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(10) THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 212.02 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(11) THENCE NORTH 45 DEGREES 43 MINUTES 25 SECONDS WEST A DISTANCE OF 79.06 FEET TO A 3/8-INCH IRON ROD FOUND AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(12) THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 270.00 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1;
(13) THENCE NORTH 45 DEGREES 54 MINUTES 42 SECONDS WEST A DISTANCE OF 195.92 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;
(14) THENCE NORTH 45 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 563.21 FEET TO THE POINT OF BEGINNING. BEARINGS AND COORDINATES CALLED IN THIS DESCRIPTION ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. DISTANCES CALLED IN THIS DESCRIPTION ARE AT SURFACE. AREAS CALLED IN THIS DESCRIPTION ARE BASED ON CALCULATIONS MADE FROM SURFACE DISTANCES.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT ROCKWALL COUNTY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATION THE HEREIN ABOVE DESCRIBED PROPERTY AS LIGHTHOUSE CHURCH ADDITION, LOT 2R, BLOCK A, AN ADDITION TO ROCKWALL COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. ROCKWALL COUNTY DOES HEREBY CERTIFY THE FOLLOWING:
1. THE STREETS AND ALLEYS ARE DEDICATED TO THE CITY OF ROCKWALL, TEXAS IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY ROCKWALL COUNTY.
5. ROCKWALL COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR MUTUAL USE AND ACCOMMODATION, OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ROCKWALL COUNTY USE THEREOF.
7. ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY BE AN OBSTACLE TO OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY METES OF PLAT AND APPROVED BY THE CITY OF ROCKWALL.
10. THE UNDERSIGNED COVENANTS AND AGREES THAT HE SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH THE CITY OF ROCKWALL (TOWN) STANDARDS AND THAT HE SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF THE FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO THE TOWN STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES STATING "FIRE LANE, NO PARKING". THE POLICE OR THEIR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
11. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, AND OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREBY ABOVE DEFINED, UNLESS APPROVED BY THE TOWN ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.

CERTIFICATE OF APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS.
SECRETARY _____ TOWN
ENGINEER _____ TOWN
PLANNING DEPARTMENT

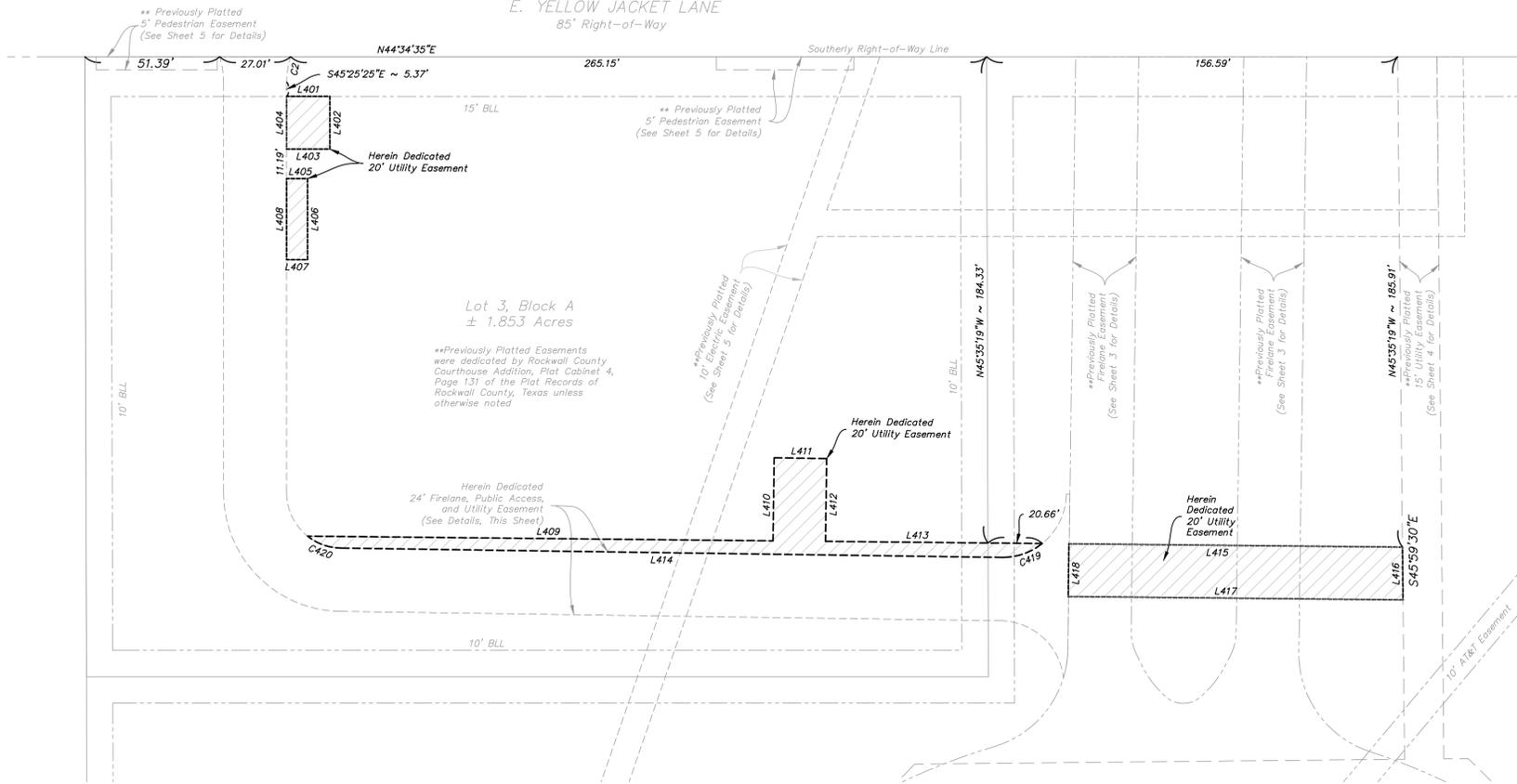
OWNER/APPLICANT: ROCKWALL COUNTY
101 E. RUSK STREET
ROCKWALL, TX 75087
P (972) 204-7000
CONTACT: _____
LAND SURVEYOR: PARKHILL
4222 85TH STREET
LUBBOCK, TX 79423
CONTACT: SAMUEL WYATT, RPLS
CIVIL ENGINEER: PARKHILL
3000 INTERNET BLVD, SUITE 550
FRISCO, TEXAS 75034
CONTACT: CHRIS SCHNITGER, P.E.



REPLAT
ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION
A REPLAT OF
12.789 ACRES BEING LOT 1, BLOCK A, FINAL PLAT OF
ROCKWALL COUNTY COURTHOUSE ADDITION
OUT OF JOSEPH CADLE SURVEY, ABSTRACT NO. 65
AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Parkhill
FP-1
SHEET 1 OF 5
TBPELS FIRM REGISTRATION NO. 10194091

E. YELLOW JACKET LANE
85' Right-of-Way



Line #	Direction	Length
L401	S44°34'35\"W	16.50'
L402	N45°25'25\"W	20.00'
L403	N44°34'35\"E	16.50'
L404	S45°25'25\"E	20.00'
L405	N44°34'35\"E	8.00'
L406	S45°25'25\"E	30.76'
L407	S44°34'36\"W	8.00'
L408	N45°25'25\"W	30.76'
L415	S45°08'59\"W	126.94'
L416	N45°59'30\"W	20.01'
L417	N45°08'59\"E	127.40'
L418	S44°39'57\"E	20.00'
L409	N45°08'59\"E	177.34'
L410	N44°36'55\"W	31.48'
L411	N45°23'05\"E	20.00'
L412	S44°36'55\"E	31.40'
L413	N45°08'59\"E	82.56'
L414	S45°23'05\"W	252.29'

CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C419	16.08'	24.37'	037°48'35\"	N25°00'37\"E	15.79'
C420	13.76'	21.00'	037°32'54\"	N64°09'32\"E	13.52'

Lot 3, Block A
± 1.853 Acres

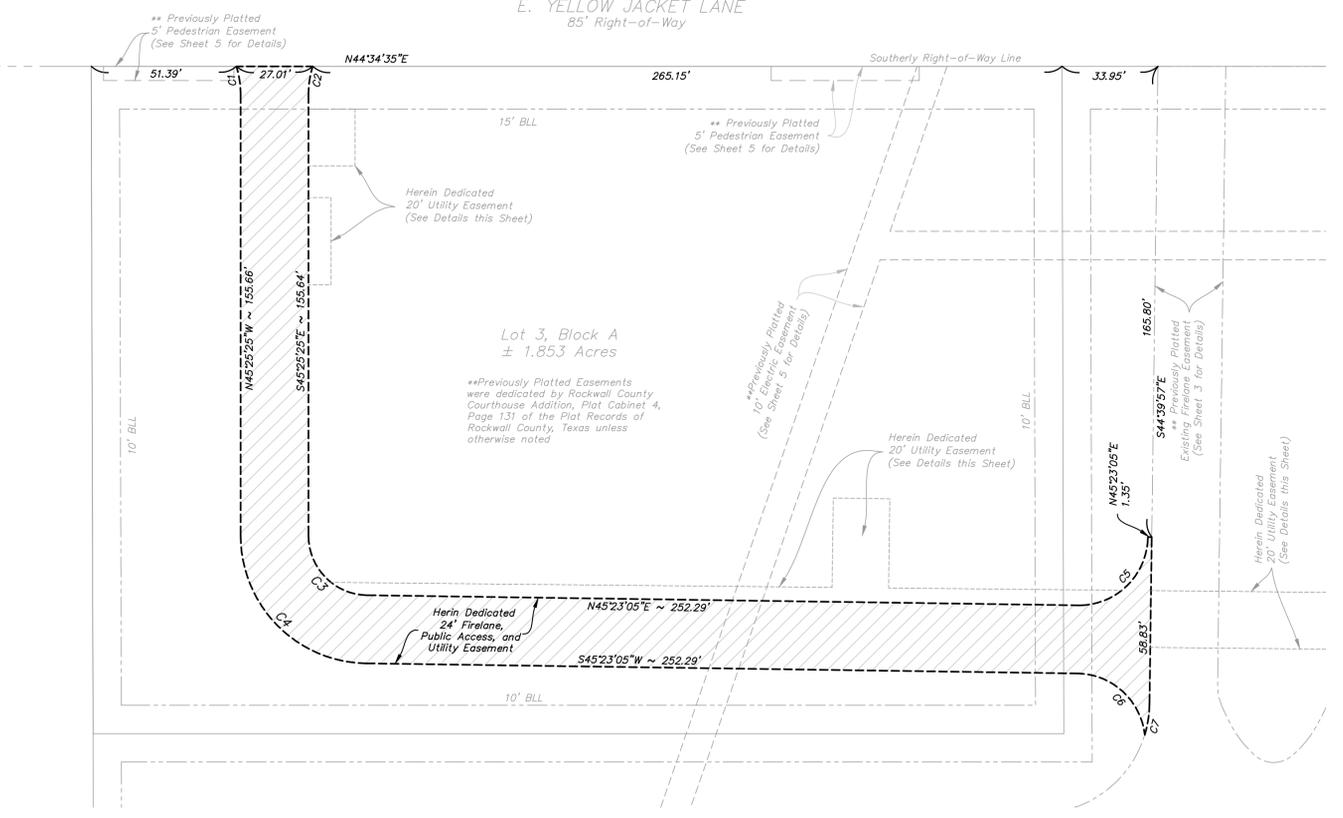
**Previously Platted Easements were dedicated by Rockwall County Courthouse Addition, Plat Cabinet 4, Page 131 of the Plat Records of Rockwall County, Texas unless otherwise noted

Herein Dedicated 24' Firelane, Public Access, and Utility Easement (See Details, This Sheet)

Herein Dedicated 20' Utility Easement

Herein Dedicated 20' Utility Easement

E. YELLOW JACKET LANE
85' Right-of-Way



CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C1	9.76'	31.50'	017°44'28\"	N54°17'39\"W	9.72'
C2	9.78'	31.50'	017°47'41\"	S36°31'34\"E	9.75'
C3	32.70'	21.00'	089°11'30\"	N89°58'50\"E	29.49'
C4	70.06'	45.01'	089°11'30\"	N89°58'50\"E	63.20'
C5	37.68'	24.37'	088°35'37\"	N00°22'54\"W	34.04'
C6	34.63'	24.36'	081°26'45\"	S87°22'19\"W	31.78'
C7	10.97'	39.00'	016°07'20\"	N36°36'17\"W	10.94'

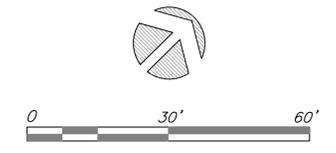
Lot 3, Block A
± 1.853 Acres

**Previously Platted Easements were dedicated by Rockwall County Courthouse Addition, Plat Cabinet 4, Page 131 of the Plat Records of Rockwall County, Texas unless otherwise noted

Herein Dedicated 24' Firelane, Public Access, and Utility Easement (See Details, This Sheet)

Herein Dedicated 20' Utility Easement (See Details this Sheet)

Herein Dedicated 20' Utility Easement (See Details this Sheet)



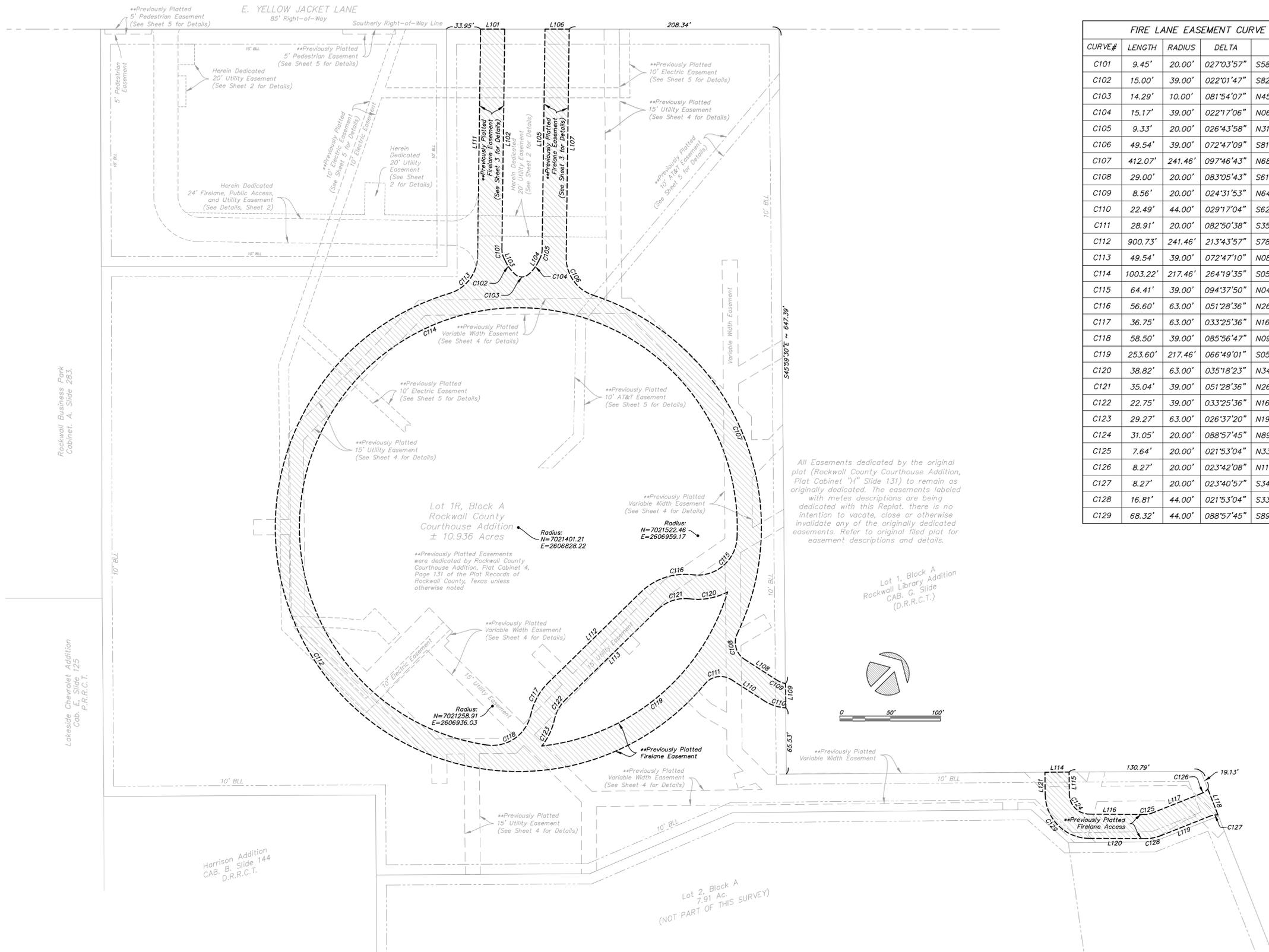
REPLAT
**ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION**

FIRELANE & 20' UTILITY EASEMENT DETAILS

Parkhill

TBPELS FIRM REGISTRATION NO. 10194091

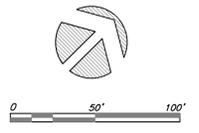
FP-2
SHEET 2 OF 2



FIRE LANE EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C101	9.45'	20.00'	027°03'57"	S58°11'55"E	9.36'
C102	15.00'	39.00'	022°01'47"	S82°44'47"E	14.90'
C103	14.29'	10.00'	081°54'07"	N45°16'04"E	13.11'
C104	15.17'	39.00'	022°17'06"	N06°47'26"W	15.07'
C105	9.33'	20.00'	026°43'58"	N31°17'58"W	9.25'
C106	49.54'	39.00'	072°47'09"	S81°03'32"E	46.28'
C107	412.07'	241.46'	097°46'43"	N68°33'45"W	363.85'
C108	29.00'	20.00'	083°05'43"	S61°13'15"E	26.53'
C109	8.56'	20.00'	024°31'53"	N64°57'58"E	8.50'
C110	22.49'	44.00'	029°17'04"	S62°35'22"W	22.25'
C111	28.91'	20.00'	082°50'38"	S35°48'35"W	26.46'
C112	900.73'	241.46'	213°43'57"	S78°44'46"E	462.15'
C113	49.54'	39.00'	072°47'10"	N08°16'22"W	46.28'
C114	1003.22'	217.46'	264°19'35"	S05°01'06"W	322.38'
C115	64.41'	39.00'	094°37'50"	N04°29'48"E	57.34'
C116	56.60'	63.00'	051°28'36"	N26°04'25"E	54.72'
C117	36.75'	63.00'	033°25'36"	N16°22'41"W	36.24'
C118	58.50'	39.00'	085°56'47"	N09°52'55"E	53.17'
C119	253.60'	217.46'	066°49'01"	S05°01'06"W	239.47'
C120	38.82'	63.00'	035°18'23"	N34°09'32"E	38.21'
C121	35.04'	39.00'	051°28'36"	N26°04'25"E	33.87'
C122	22.75'	39.00'	033°25'36"	N16°22'41"W	22.43'
C123	29.27'	63.00'	026°37'20"	N19°46'49"W	29.01'
C124	31.05'	20.00'	088°57'45"	N89°24'41"E	28.03'
C125	7.64'	20.00'	021°53'04"	N33°59'16"E	7.59'
C126	8.27'	20.00'	023°42'08"	N11°11'39"E	8.21'
C127	8.27'	20.00'	023°40'57"	S34°53'12"W	8.21'
C128	16.81'	44.00'	021°53'04"	S33°59'16"W	16.70'
C129	68.32'	44.00'	088°57'45"	S89°24'41"W	61.66'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L101	N44°34'35"E	24.00'
L102	S44°39'57"E	217.51'
L103	S71°43'54"E	4.68'
L104	N17°55'59"W	4.42'
L105	N44°39'57"W	218.18'
L106	N44°34'35"E	24.00'
L107	S44°39'57"E	225.79'
L108	N77°13'54"E	38.73'
L109	S45°59'30"E	24.12'
L110	S77°13'54"W	38.87'
L111	N44°39'57"W	224.63'
L112	N00°20'07"E	127.69'
L113	N00°20'07"E	127.69'
L114	N44°10'13"E	24.00'
L115	S46°06'27"E	21.88'
L116	N44°55'48"E	54.69'
L117	N23°02'44"E	52.30'
L118	S66°56'47"E	27.37'
L119	S23°02'44"W	52.30'
L120	S44°55'48"W	54.69'
L121	N46°06'27"W	21.99'

All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.



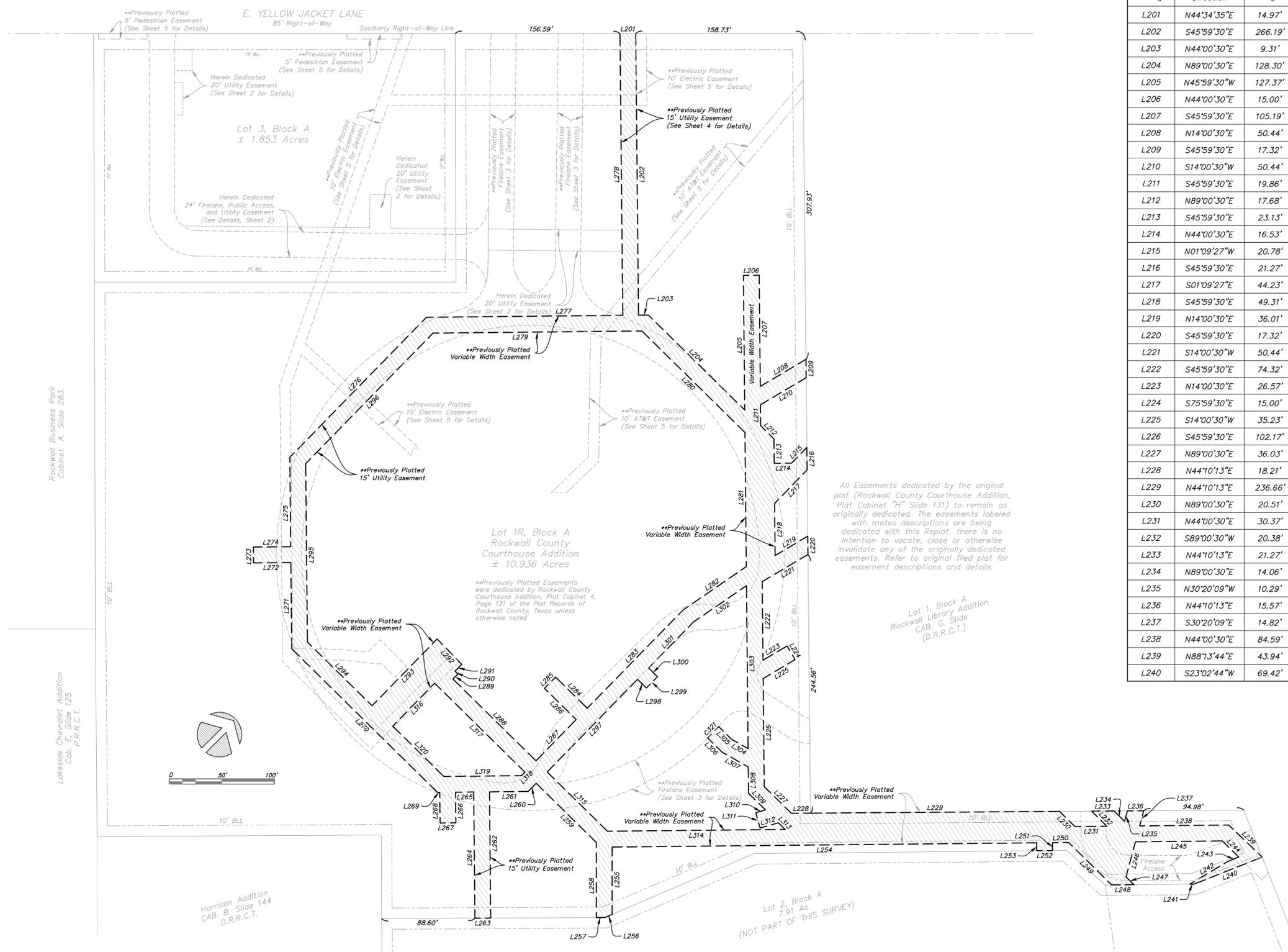
REPLAT
**ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION**

FIRELANE EASEMENT DETAILS



TBPELS FIRM REGISTRATION NO. 10194091

FP-3
SHEET 3 OF 3



All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L201	N44°34'35"E	14.97'
L202	S45°59'30"E	266.19'
L203	N44°00'30"E	9.31'
L204	N89°00'30"E	128.30'
L205	N45°59'30"W	127.37'
L206	N44°00'30"E	15.00'
L207	S45°59'30"E	105.19'
L208	N14°00'30"E	50.44'
L209	S45°59'30"E	17.32'
L210	S14°00'30"W	50.44'
L211	S45°59'30"E	19.86'
L212	N89°00'30"E	17.68'
L213	S45°59'30"E	23.13'
L214	N44°00'30"E	16.53'
L215	N01°09'27"W	20.78'
L216	S45°59'30"E	21.27'
L217	S01°09'27"E	44.23'
L218	S45°59'30"E	49.31'
L219	N14°00'30"E	36.01'
L220	S45°59'30"E	17.32'
L221	S14°00'30"W	50.44'
L222	S45°59'30"E	74.32'
L223	N14°00'30"E	26.57'
L224	S75°59'30"E	15.00'
L225	S14°00'30"W	35.23'
L226	S45°59'30"E	102.17'
L227	N89°00'30"E	36.03'
L228	N44°10'13"E	18.21'
L229	N44°10'13"E	236.66'
L230	N89°00'30"E	20.51'
L231	N44°00'30"E	30.37'
L232	S89°00'30"W	20.38'
L233	N44°10'13"E	21.27'
L234	N89°00'30"E	14.06'
L235	N30°20'09"W	10.29'
L236	N44°10'13"E	15.57'
L237	S30°20'09"E	14.82'
L238	N44°00'30"E	84.59'
L239	N88°13'44"E	43.94'
L240	S23°02'44"W	69.42'

UTILITY EASEMENT LINE TABLE		
Line #	Direction	Length
L241	S44°00'22"W	4.27'
L242	N14°00'30"E	42.80'
L243	N23°02'44"E	10.39'
L244	S89°00'30"W	21.73'
L245	S44°00'30"W	82.58'
L246	S30°20'09"E	34.32'
L247	N89°00'30"E	10.52'
L248	S44°00'22"W	21.21'
L249	S89°00'30"W	57.25'
L250	S44°00'30"W	15.34'
L251	S45°59'30"E	7.50'
L252	S44°00'30"W	15.00'
L253	N45°59'30"E	7.50'
L254	S44°00'30"W	403.45'
L255	S45°25'25"E	63.67'
L256	S21°30'31"W	7.50'
L257	S44°16'35"W	8.10'
L258	N45°25'25"W	70.92'
L259	S89°00'30"W	80.00'
L260	S00°59'30"E	10.86'
L261	S44°00'30"W	36.79'
L262	S45°59'30"E	119.34'
L263	S44°16'35"W	15.00'
L264	N45°59'30"W	119.27'
L265	S44°00'30"W	17.22'
L266	S45°59'30"E	29.00'
L267	S44°00'30"W	15.00'
L268	N45°59'30"W	29.00'
L269	S44°00'30"W	2.20'
L270	S89°00'30"W	193.95'
L271	N45°59'30"W	81.55'
L272	S44°00'30"W	35.47'
L273	N45°59'30"E	15.00'
L274	N44°00'30"E	35.47'
L275	N45°59'30"W	84.53'
L276	N00°59'30"W	185.36'
L277	N44°00'30"E	186.62'
L278	N45°59'30"W	266.33'
L279	N44°00'30"E	198.50'
L280	N89°00'30"E	137.08'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L281	S45°59'30"E	126.80'
L282	S10°15'30"W	72.55'
L283	S00°59'30"E	130.29'
L284	S89°00'30"W	42.00'
L285	S00°20'05"W	15.00'
L286	N89°00'30"E	42.34'
L287	S00°59'30"E	54.62'
L288	S89°00'30"W	110.44'
L289	N00°00'00"E	6.67'
L290	N89°39'55"W	4.01'
L291	N00°11'18"E	9.04'
L292	N89°40'07"W	33.53'
L293	S00°59'30"E	88.39'
L294	S89°00'30"W	86.03'
L295	N45°59'30"W	168.64'
L296	N00°59'30"W	172.93'
L297	N00°59'30"W	122.67'
L298	N89°00'30"E	11.74'
L299	N00°59'30"W	15.00'
L300	S89°00'30"W	11.74'
L301	N00°59'30"W	60.76'
L302	N10°15'30"E	61.04'
L303	S45°59'30"E	154.09'
L304	S74°00'30"W	18.02'
L305	S89°07'18"W	17.21'
L306	N89°07'18"E	19.04'
L307	N74°00'30"W	28.67'
L308	S45°59'30"E	24.94'
L309	N89°00'30"E	22.51'
L310	S29°00'30"W	9.51'
L311	S60°59'30"E	15.00'
L312	N29°00'30"E	18.17'
L313	N89°00'30"E	8.93'
L314	S44°00'30"W	168.96'
L315	S89°00'30"W	80.03'
L316	N00°59'30"W	56.80'
L317	N89°00'30"E	120.16'
L318	S00°59'30"E	4.64'
L319	S44°00'30"W	73.77'
L320	S89°00'30"W	67.98'

UTILITY EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C321	15.00'	241.42'	003°33'36"	N01°29'43"W	15.00'

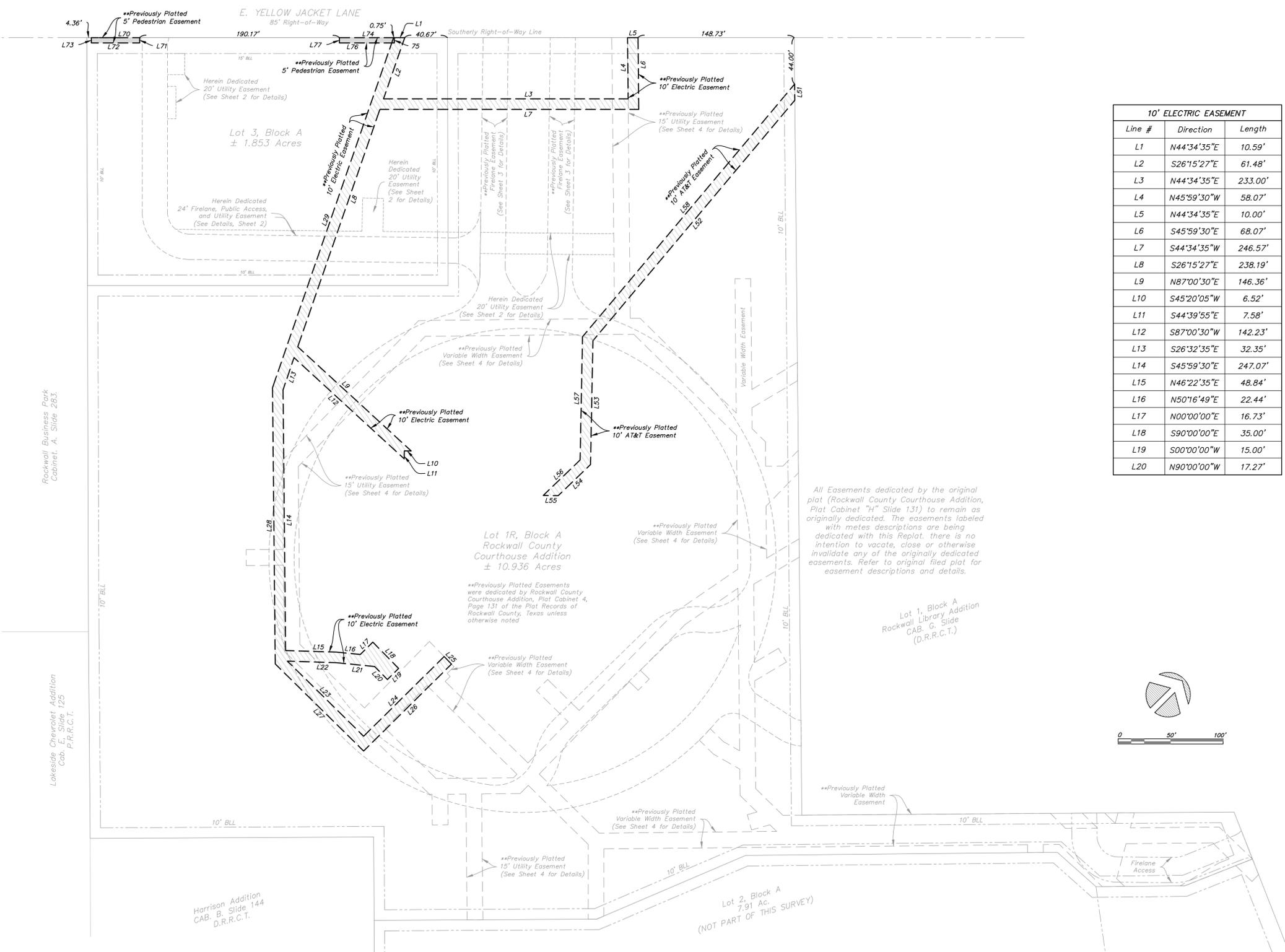
REPLAT
ROCKWALL COUNTY
COURTHOUSE ANNEX ADDITION

UTILITY EASEMENT DETAILS



TBPELS FIRM REGISTRATION NO. 10194091

FP-4
SHEET 4 OF 5



10' ELECTRIC EASEMENT		
Line #	Direction	Length
L1	N44°34'35"E	10.59'
L2	S26°15'27"E	61.48'
L3	N44°34'35"E	233.00'
L4	N45°59'30"W	58.07'
L5	N44°34'35"E	10.00'
L6	S45°59'30"E	68.07'
L7	S44°34'35"W	246.57'
L8	S26°15'27"E	238.19'
L9	N87°00'30"E	146.36'
L10	S45°20'05"W	6.52'
L11	S44°39'55"E	7.58'
L12	S87°00'30"W	142.23'
L13	S26°32'35"E	32.35'
L14	S45°59'30"E	247.07'
L15	N46°22'35"E	48.84'
L16	N50°16'49"E	22.44'
L17	N00°00'00"E	16.73'
L18	S90°00'00"E	35.00'
L19	S00°00'00"W	15.00'
L20	N90°00'00"W	17.27'

10' ELECTRIC EASEMENT		
Line #	Direction	Length
L21	S50°16'49"W	36.85'
L22	S46°22'35"W	46.45'
L23	N89°00'30"E	101.67'
L24	N00°00'00"E	107.62'
L25	S89°40'07"E	10.00'
L26	S00°00'00"W	117.39'
L27	S89°00'30"W	117.95'
L28	N45°59'30"W	261.87'
L29	N26°15'27"W	351.30'

5' PEDESTRIAN EASEMENT LINE TABLE		
Line #	Direction	Length
L70	N44°34'34"E	46.11'
L71	N45°25'25"W	5.00'
L72	N44°34'35"E	46.10'
L73	S45°32'59"E	5.00'
L74	N44°34'35"E	52.37'
L75	S45°25'25"E	5.00'
L76	S44°34'35"W	52.36'
L77	N45°32'59"W	5.00'

10' AT&T EASEMENT		
Line #	Direction	Length
L51	S45°59'30"E	15.33'
L52	S05°16'45"E	298.24'
L53	S44°18'34"E	117.39'
L54	S00°46'42"W	42.64'
L55	S45°20'05"W	14.25'
L56	N00°46'42"E	48.64'
L57	N44°18'34"W	116.78'
L58	N05°16'45"W	313.41'

All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat, there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.

REPLAT
**ROCKWALL COUNTY
 COURTHOUSE ANNEX ADDITION**

ELECTRIC, AT&T, AND PEDESTRIAN EASEMENTS DETAILS

<p>TBPELS FIRM REGISTRATION NO. 10194091</p>	FP-5 SHEET 5 OF 5
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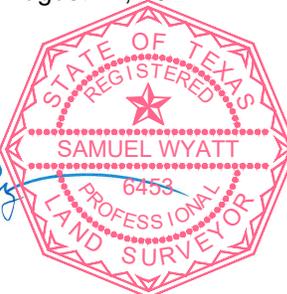
**CLOSURE REPORT
LOT 1, BLOCK A,
ROCKWALL COUNTY COURTHOUSE ADDITION,
IN THE JOSEPH CADLE SURVEY, ABST. NO. 65 AND
THE FRANCIS R. HENDERSON SURVEY, ABST. NO. 119,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

Closure Report

Bearing	Distance	Northing	Easting
		10000.00	10000.00
N44°34'35"E	673.84		
S45°59'30"E	737.05	10479.99	10472.94
		9967.91	11003.06
N44°10'13"E	411.66		
S66°56'47"E	47.81	10263.18	11289.90
		10244.46	11333.89
S23°02'44"W	69.42		
S44°00'22"W	84.46	10180.58	11306.71
		10119.83	11248.04
S86°08'54"W	49.16		
S44°00'30"W	296.90	10116.53	11198.99
		9902.99	10992.71
S21°30'31"W	154.26		
		9759.47	10936.15
S44°16'35"W	212.02		
		9607.67	10788.14
N45°43'25"W	79.06		
		9662.86	10731.53
S44°16'35"W	270.00		
		9469.55	10543.04
N45°54'42"W	195.92		
		9605.86	10402.32
N45°35'19"W	563.21		
		10000.00	10000.00

Closure Error Distance > 0.0016 Error Bearing > S59°16'34"W
Closure Precision > 1 in 2365743.9 Total Distance Inversed > 3844.77

This closure report does not constitute a survey made upon the ground, nor does it constitute a legal description. For a signed and sealed survey, please refer to the plat prepared on August 14, 2024. This report was reviewed by Samuel Wyatt, RPLS 6453 on August 14, 2024.



DATE: September 11, 2024

TO: Ben Sanchez, P.E.
Parkhill
3000 Internet Boulevard, Suite 550
Frisco, Texas 75034

CC: Judge Frank New
Rockwall County
1111 E. Yellow Jacket Lane
Rockwall, Texas 75087

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2024-028; *Replat for Lots 3 & 4, Block A, Rockwall County Courthouse Addition*

Ben Sanchez:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 3, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On August 27, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

City Council

On September 3, 2024, the City Council approved a motion to approve the replat by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6434.

Sincerely,



Henry Lee, AICP, *Senior Planner*

City of Rockwall Planning and Zoning Department