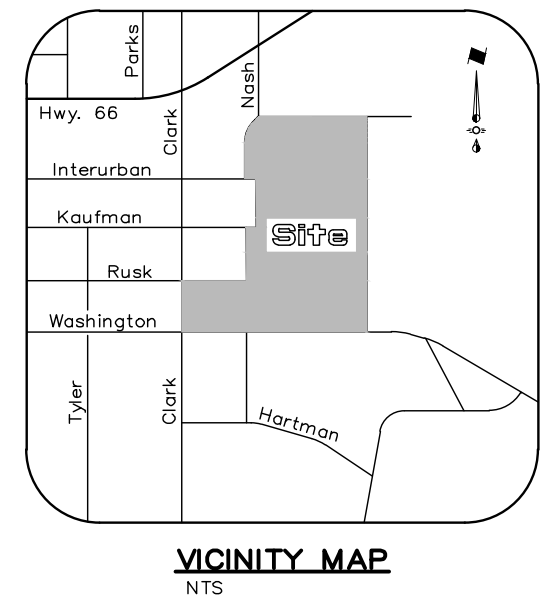
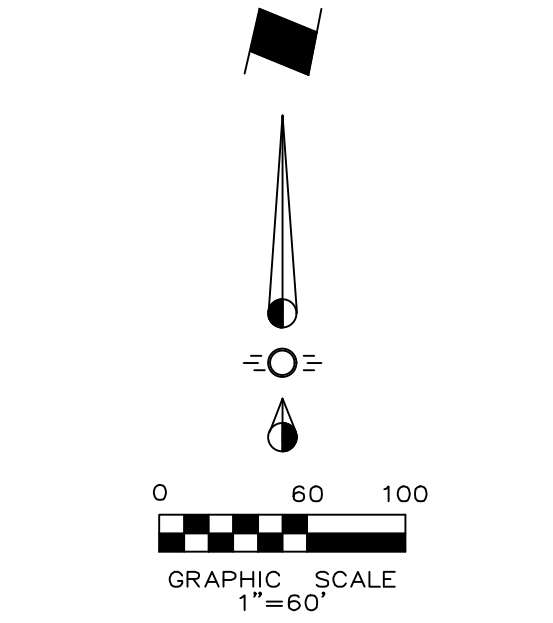
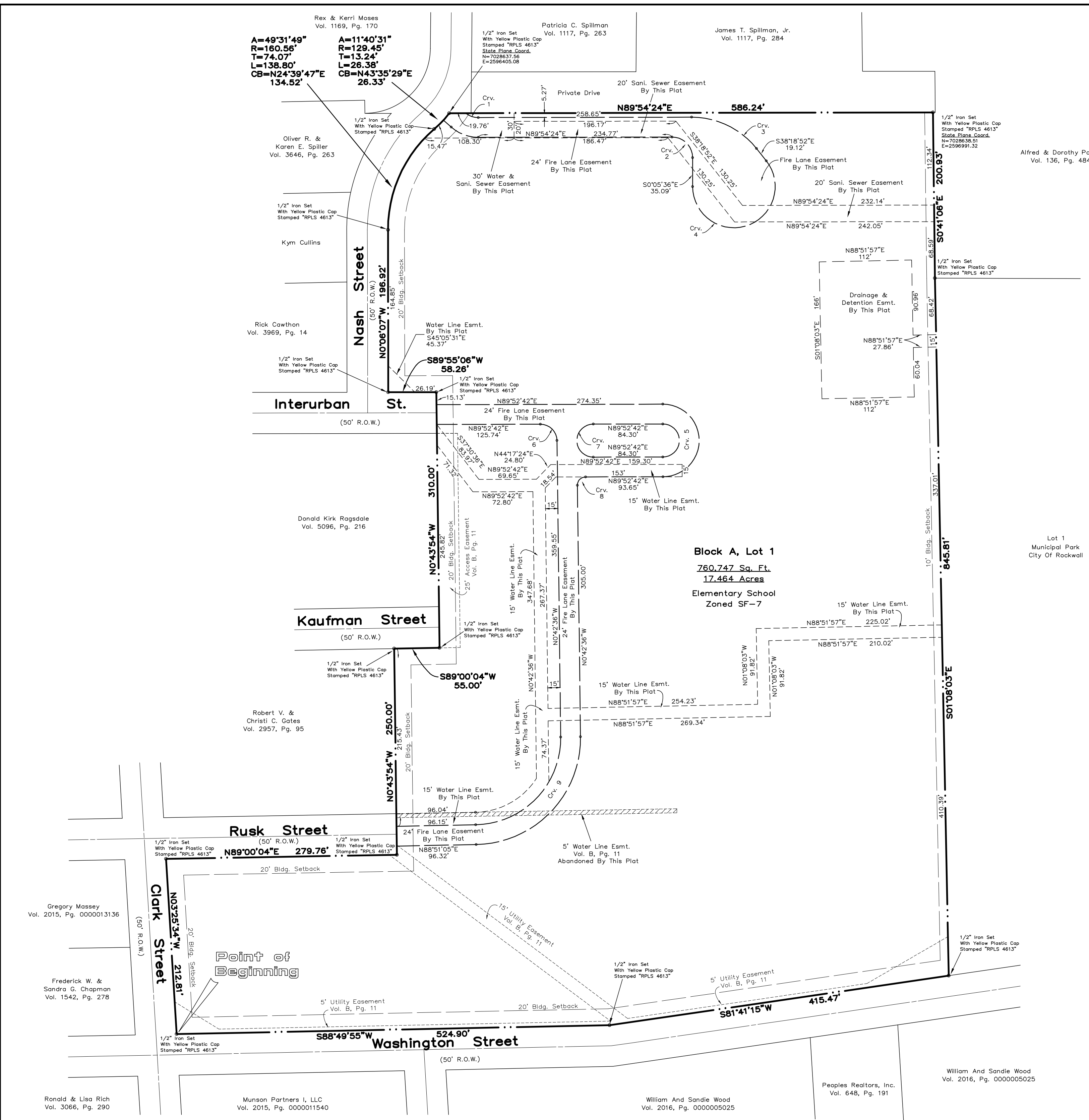


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.





Curve Data Chart			
	Inner	Outer	
1	A=37°54'04" R=25.00' T=8.56' L=16.54'	A=41°44'35" R=49.00' T=18.80' L=35.70'	A=89°24'42" R=20.00' T=18.80' L=31.21'
2	A=90°00'00" R=25.00' T=8.56' L=16.54'	A=180°00'00" R=20.00' T=18.80' L=35.70'	A=90°00'00" R=20.00' T=18.80' L=31.21'
3	A=51°46'44" R=100.00' T=48.53' L=90.37'	A=90°00'00" R=100.00' T=48.53' L=90.37'	A=90°00'00" R=100.00' T=48.53' L=90.37'
4	A=218°13'07" R=50.00' T=44.30' L=190.43'	A=89°33'41" R=105.00' T=104.20' L=184.13'	A=89°33'41" R=129.00' T=128.02' L=201.65'
5	A=180°00'00" R=20.00' T=8.56' L=16.54'	A=180°00'00" R=44.00' T=136.23' L=136.23'	

SHEET 1 OF 2
FINAL PLAT
DOBBS ELEMENTARY ADDITION
LOT 1, BLOCK 1
Being A Replat Of
Rockwall School Addition No. 1
Recorded In Volume B, Page 11, P.R.R.C.T.
17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148
Engineer:
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733
Surveyor:
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
February 15, 2017

Case No. P2017-000

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and being part of Rockwall School Addition No. 1, an addition to the City of Rockwall as recorded in Volume B, Page 11, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner at the intersection of the north line of Washington Street, and the east line of Clark Street;

THENCE N03°25'34"W, with the east line of Clark Street, a distance of 212.81 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner in the south line of Rusk Street;

THENCE N89°00'04"E, with the south line of Rusk Street, a distance of 279.76 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE N00°43'54"W, a distance of 250.00 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner in the south line of Kaufman Street;

THENCE S89°00'04"W, with the south line of Kaufman Street, a distance of 55.00 feet to a 1/2" capped iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE N00°43'54"W, a distance of 310.00 feet to a capped 1/2" iron rod set for corner in the north line of Interurban Street;

THENCE S89°55'06"W, with the north line of Interurban Street, a distance of 58.26 feet to a capped 1/2" iron rod set for corner in the east line of Nash Street;

THENCE N00°06'07"W, with the east line of Nash Street, a distance of 196.92 feet to a 1/2" capped iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 49°31'49", a radius of 160.56 feet, a tangent length of 74.07 feet, and a chord bearing N24°39'47"E, 134.52 feet;

THENCE in a northeasterly direction along said curve to the right, and with the east line of Nash Street, an arc distance of 138.80 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner and the beginning of a reverse curve to the left having a central angle of 11°40'31", a radius of 129.45 feet, a tangent length of 13.24 feet, and a chord bearing N43°35'29"E, 26.33 feet;

THENCE in a northeasterly direction along said curve to the left, and with the east line of Nash Street, an arc distance of 26.38 feet to a 1/2" capped iron rod set with plastic cap stamped "RPLS 4613" for corner and the end of said curve, said point being in a private drive;

THENCE N89°54'24"E, along said private drive, a distance of 586.24 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE S00°41'06"E, a distance of 200.93 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE S01°08'03"E, a distance of 845.81 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner in the aforementioned north line of Washington Street;

THENCE S81°41'15"W, with the north line of Washington Street, a distance of 415.47 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE S88°49'55"W, with the north line of Washington Street, a distance of 524.90 feet to the POINT OF BEGINNING and CONTAINING 760,747 square feet, or 17.464 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEOID003).

GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance, or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 1, Block 1, Dobbs Elementary Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed upon, over or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from, and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at the prevailing private commercial rates, or have been made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Rockwall Independent School District

By:

Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public in and for
the State of Texas

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2017.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning & Zoning

City Engineer

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500



STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public in and for
the State of Texas

SHEET 2 OF 2
FINAL PLAT

DOBBS ELEMENTARY
ADDITION

LOT 1, BLOCK 1

Being A Replat Of
Rockwall School Addition No. 1
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February 15, 2017

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