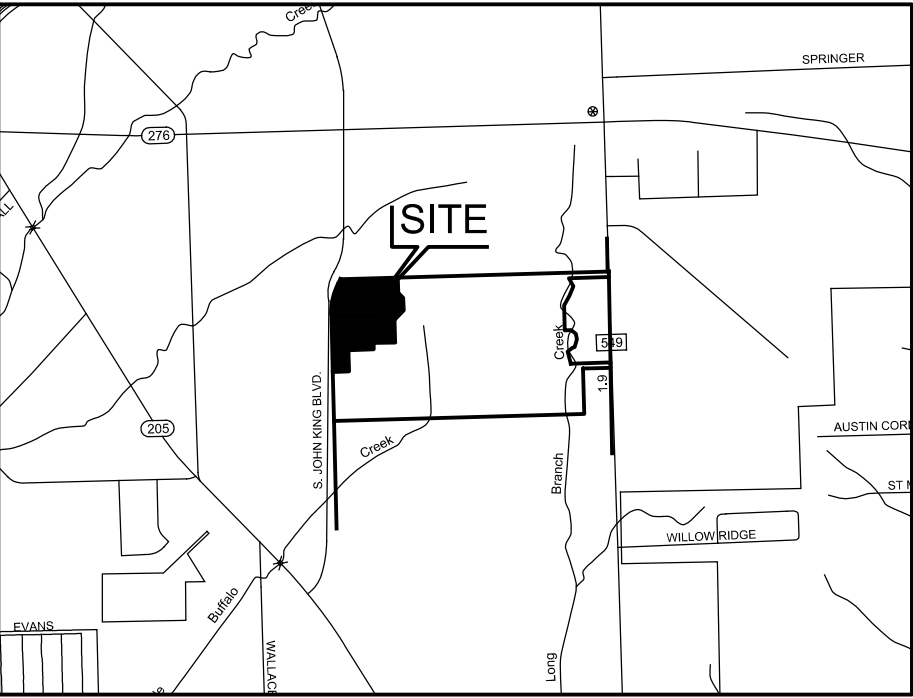
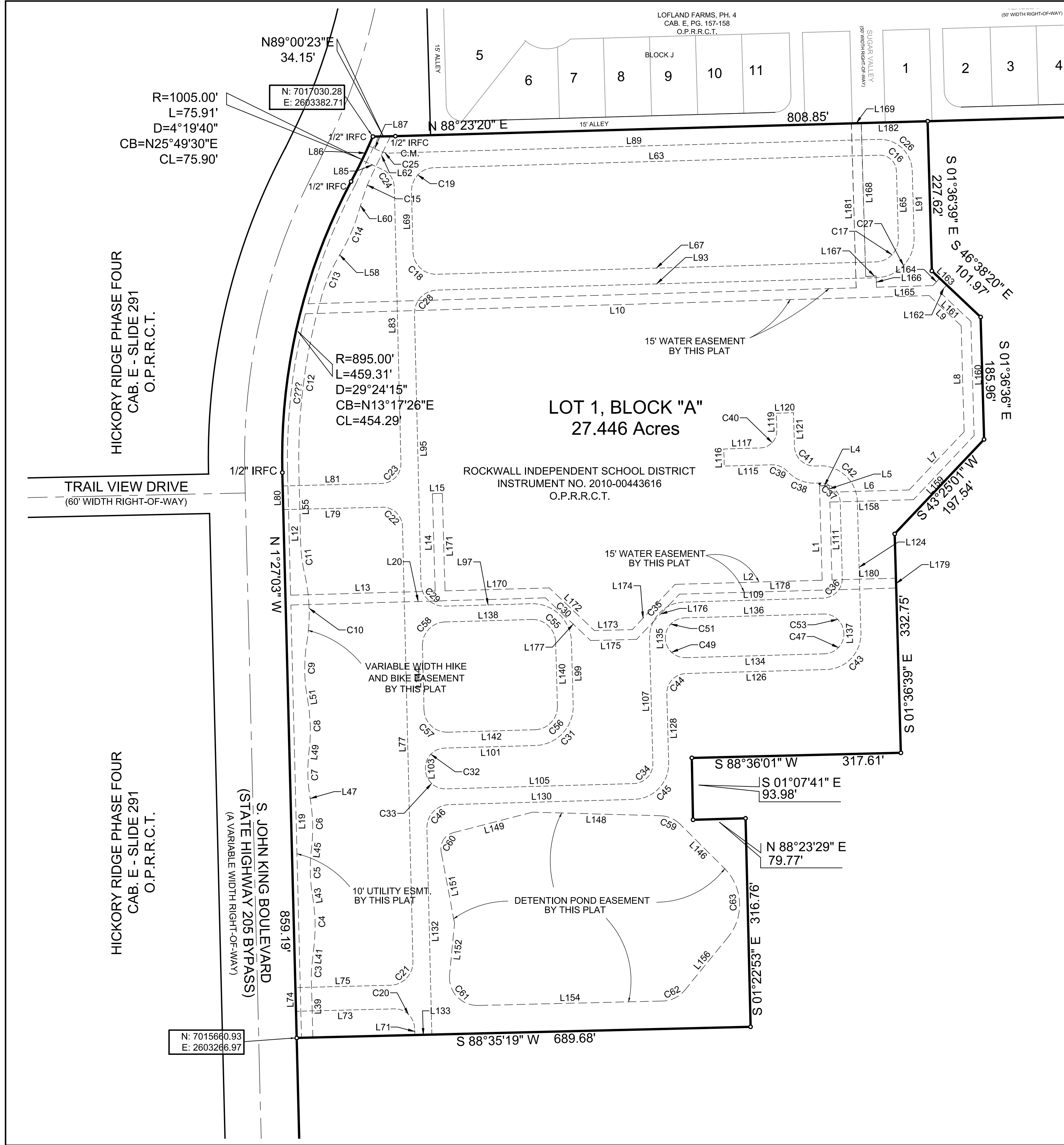


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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VICINITY MAP
N.T.S.

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L1 | 143.42 | N01° 36' 39"W |
| L2 | 223.64 | N88° 23' 21"E |
| L4 | 15.00 | N88° 23' 21"E |
| L5 | 10.00 | S01° 36' 39"E |
| L6 | 120.83 | N88° 23' 21"E |
| L7 | 121.63 | N43° 25' 01"E |
| L8 | 161.09 | N01° 36' 39"W |
| L9 | 66.80 | N46° 38' 20"W |
| L10 | 947.79 | S88° 19' 59"W |
| L12 | 187.13 | S01° 24' 41"E |
| L13 | 219.67 | N88° 23' 21"E |
| L14 | 148.13 | N01° 36' 39"W |
| L15 | 15.00 | N88° 23' 21"E |
| L19 | 657.62 | N01° 24' 41"W |
| L20 | 386.94 | N88° 23' 21"E |
| L39 | 94.30 | N01° 24' 41"W |
| L41 | 34.13 | N06° 15' 03"E |
| L43 | 6.66 | N09° 04' 25"W |
| L45 | 6.66 | N06° 15' 03"E |
| L47 | 6.66 | N09° 04' 25"W |
| L49 | 6.66 | N08° 15' 03"E |
| L51 | 13.69 | N09° 04' 25"W |
| L55 | 106.92 | N01° 24' 41"W |
| L58 | 21.71 | N29° 17' 32"E |
| L60 | 28.69 | N17° 07' 36"E |
| L62 | 63.72 | N25° 50' 44"E |
| L63 | 677.12 | N88° 23' 21"E |
| L65 | 102.00 | S01° 36' 39"E |
| L67 | 667.49 | S88° 23' 21"W |
| L69 | 92.00 | N01° 22' 42"W |
| L71 | 10.51 | N02° 15' 24"W |
| L73 | 149.41 | S88° 35' 19"W |
| L74 | 36.00 | N01° 27' 03"W |
| L75 | 144.49 | N88° 35' 19"E |
| L77 | 661.34 | N01° 22' 42"W |
| L79 | 150.37 | S88° 35' 19"W |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L80 | 36.00 | N01° 27' 03"W |
| L81 | 150.45 | N88° 35' 19"E |
| L83 | 419.62 | N01° 22' 42"W |
| L85 | 34.47 | N65° 27' 21"W |
| L86 | 24.00 | N24° 32' 39"E |
| L87 | 20.05 | S65° 27' 21"E |
| L89 | 744.00 | N88° 23' 21"E |
| L91 | 102.00 | S01° 36' 39"E |
| L93 | 667.88 | S88° 23' 21"W |
| L95 | 410.33 | S01° 22' 42"E |
| L97 | 131.97 | N88° 23' 21"E |
| L99 | 97.50 | S01° 35' 46"E |
| L101 | 138.08 | S88° 23' 21"W |
| L103 | 2.00 | S01° 22' 42"E |
| L105 | 285.61 | N88° 23' 21"E |
| L107 | 189.55 | N01° 32' 28"W |
| L109 | 211.31 | N88° 22' 54"E |
| L111 | 115.19 | N01° 34' 28"W |
| L115 | 72.53 | S88° 23' 21"W |
| L116 | 26.00 | N01° 36' 39"W |
| L117 | 55.39 | N88° 23' 21"E |
| L119 | 26.08 | N01° 36' 39"W |
| L120 | 26.00 | N88° 23' 21"E |
| L121 | 51.42 | S01° 36' 39"E |
| L124 | 199.70 | S01° 34' 28"E |
| L126 | 213.35 | S88° 23' 21"W |
| L128 | 105.07 | S01° 32' 28"E |
| L130 | 280.97 | S88° 23' 21"W |
| L132 | 313.72 | S01° 22' 42"E |
| L133 | 25.84 | S88° 35' 19"W |
| L134 | 211.25 | S88° 23' 21"W |
| L135 | 0.48 | N01° 32' 28"W |
| L136 | 211.25 | N88° 22' 54"E |
| L137 | 0.51 | S01° 34' 28"E |
| L138 | 132.35 | N88° 23' 21"E |
| L140 | 97.50 | S01° 35' 46"E |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L142 | 132.72 | S88° 23' 21"W |
| L144 | 97.50 | N01° 22' 42"W |
| L146 | 95.10 | N45° 04' 48"W |
| L148 | 193.86 | N88° 25' 05"W |
| L149 | 124.58 | S75° 31' 24"W |
| L151 | 110.89 | S10° 35' 21"E |
| L152 | 78.55 | S05° 33' 50"W |
| L154 | 280.50 | N88° 37' 07"E |
| L156 | 104.05 | N39° 12' 01"E |
| L158 | 127.04 | N88° 23' 21"E |
| L159 | 134.06 | N43° 25' 01"E |
| L160 | 173.53 | N01° 36' 39"W |
| L161 | 64.39 | N46° 38' 20"W |
| L162 | 15.00 | N43° 21' 40"E |
| L163 | 101.97 | S46° 38' 20"E |
| L164 | 15.15 | S43° 21' 40"W |
| L165 | 85.66 | S88° 19' 59"W |
| L166 | 17.09 | N01° 40' 01"W |
| L167 | 15.85 | S88° 19' 59"W |
| L168 | 232.92 | N01° 40' 01"W |
| L169 | 15.00 | S88° 23' 20"W |
| L170 | 158.43 | N88° 23' 21"E |
| L171 | 148.13 | S01° 36' 39"E |
| L172 | 94.44 | S46° 36' 39"E |
| L173 | 57.45 | N88° 23' 21"E |
| L174 | 94.44 | N43° 23' 21"E |
| L175 | 69.88 | N88° 23' 21"E |
| L176 | 94.44 | N43° 23' 21"E |
| L177 | 94.44 | S46° 36' 39"E |
| L178 | 329.56 | N88° 23' 21"E |
| L179 | 15.00 | N01° 36' 39"W |
| L180 | 97.12 | S88° 23' 21"W |
| L181 | 250.02 | N01° 40' 01"W |
| L182 | 100.88 | N88° 23' 20"E |

FINAL PLAT
OF
ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FEBRUARY 27, 2017 SHEET: 1 OF 2 SCALE: 1"= 100'

OWNER:

ROCKWALL ISD
801 EAST WASHINGTON ST.
ROCKWALL TEXAS, 75087
(972) 771-0605 CONTACT:
JAMES WATSON

SURVEYOR:

SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
(817) 354-1445
(817) 354-1451 FAX CONTACT:
RODNEY MARTINEZ

ENGINEER:

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL CCA ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL CCA ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

ROCKWALL ISD

James Watson

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, **2017**.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

For Review Only

William P. Price Registered Public Surveyor No. 3047

RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission, Chairman Date

APPROVED:

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

WITNESS OUR HANDS, this _____ day of _____, **2017**.

Mayor, City of Rockwall City Secretary City Engineer

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL INDEPENDENT SCHOOL DISTRICT BEING THE OWNER OF A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND PART OF A 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.) , SAME POINT BEING THE NORTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 89° 00' 23" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 34.15 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 23' 20" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 808.85 FEET TO A POINT FOR CORNER.

THENCE GENERALLY IN A SOUTHERLY DIRECTION AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01° 36' 39" EAST, A DISTANCE OF 227.62 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 46° 38' 20" EAST, A DISTANCE OF 101.97 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 01° 36' 36" EAST, A DISTANCE OF 185.96 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 43° 25' 01" EAST, A DISTANCE OF 197.54 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 01° 36' 39" EAST, A DISTANCE OF 332.75 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 88° 36' 01" EAST, A DISTANCE OF 317.61 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 01° 07' 41" EAST, A DISTANCE OF 93.98 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
NORTH 88° 23' 29" EAST, A DISTANCE OF 79.77 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 01° 22' 53" EAST, A DISTANCE OF 316.76 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 88° 35' 19" WEST, A DISTANCE OF 689.68 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 27' 03" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 859.19 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 15", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 17' 26" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 459.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 19' 40", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 49' 30" EAST, 77.90 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27.446 ACRES OF COMPUTED LAND.

GENERAL NOTES

General Notes:

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

FINAL PLAT
OF
ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FEBRUARY 26, 2017 SHEET: 2 OF 2

OWNER:

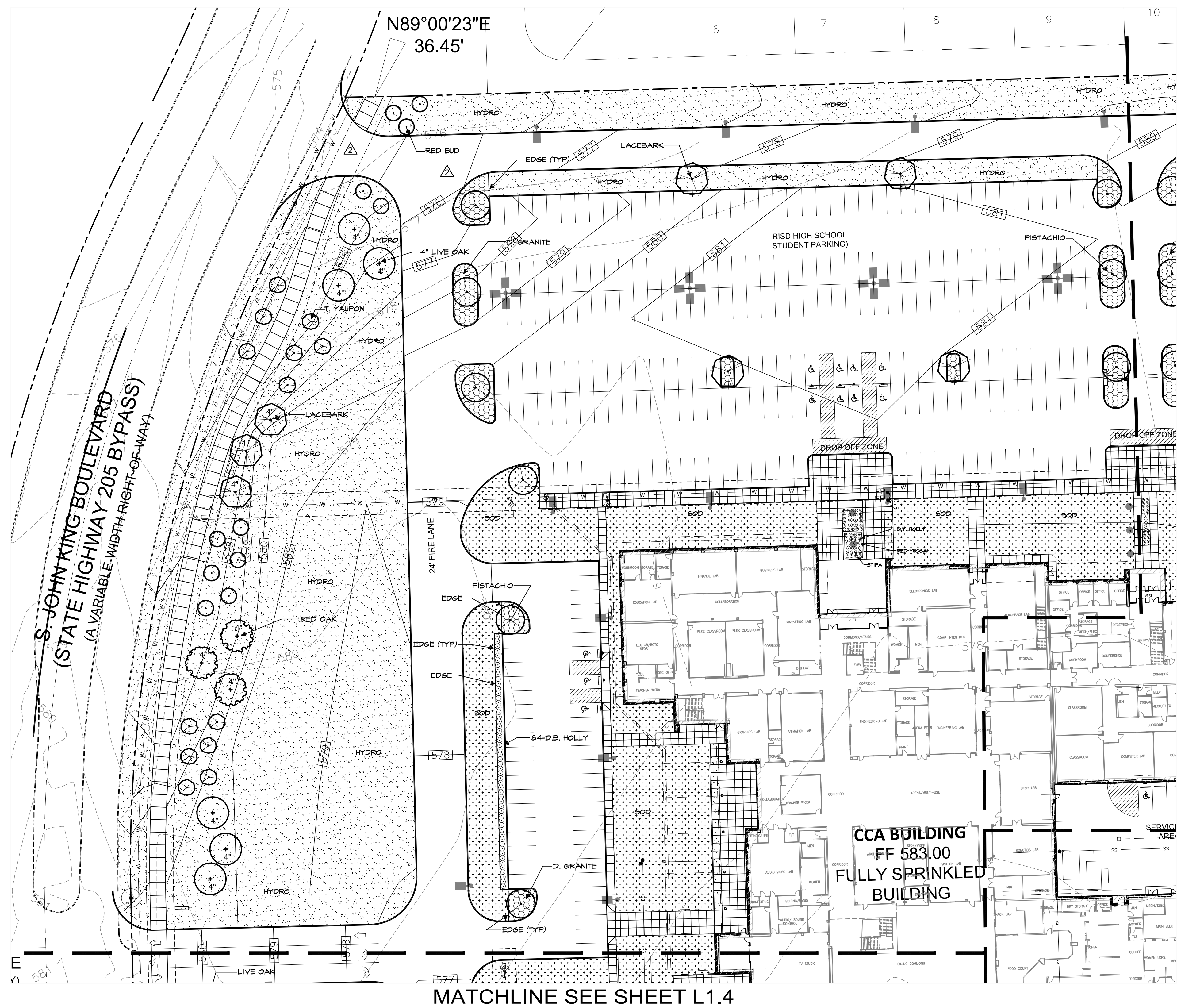
ROCKWALL ISD
801 EAST WASHINGTON ST,
ROCKWALL TEXAS, 75087
(972) 771-0605 CONTACT:
JAMES WATSON

SURVEYOR:

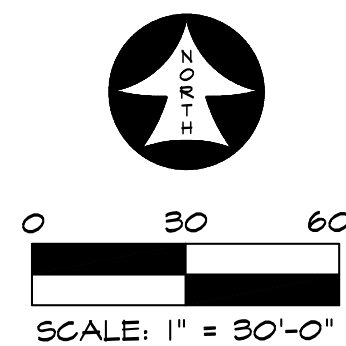
SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX CONTACT:
RODNEY MARTINEZ

ENGINEER:

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



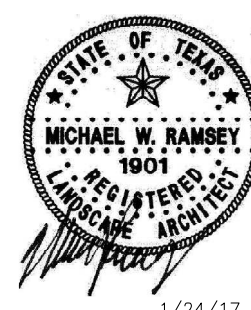
MATCHLINE SEE SHEET L1.3



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
TEL: (469) 382-5439
FAX: (469) 382-5433
EMAIL: MIKE.RA@ATT.NET

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE PLAN AREA A



1/24/17

ISSUES/
REVISIONS

DATE: 10/20/2016

SCALE: 1"=30'

SHEET No.
L1.2

Attachment 4

Date
1/24/17

Revision /
4

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Project:

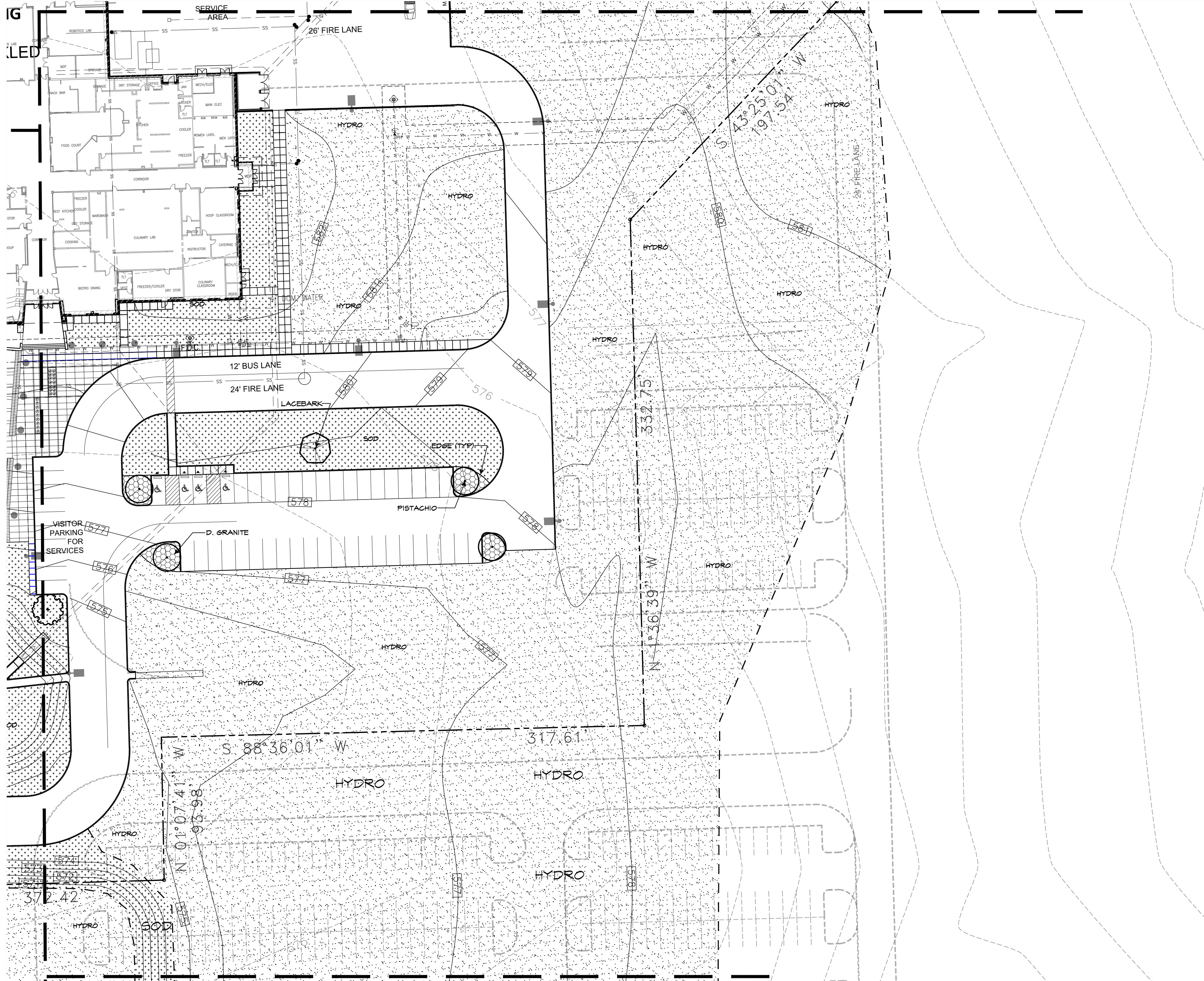
Huckabee
ARCHITECTS • DALLAS • FORT WORTH • HOUSTON • WACO
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800.687.3228

LANDSCAPE PLAN
AREA A

Job No.
1738-01-01
Drawn By:
RLA
Date:
10/20/2016

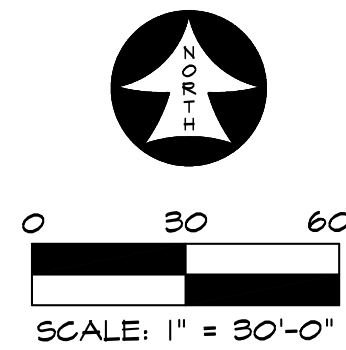
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MATCHLINE SEE SHEET L1.4



MATCHLINE SEE SHEET L1.1

MATCHLINE SEE SHEET L1.3



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
TEL: (469) 382-5433
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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE PLAN AREA D



ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=30'

SHEET No.
L1.5

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Addendum 4
Date: 1/24/17

Revision /
4

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

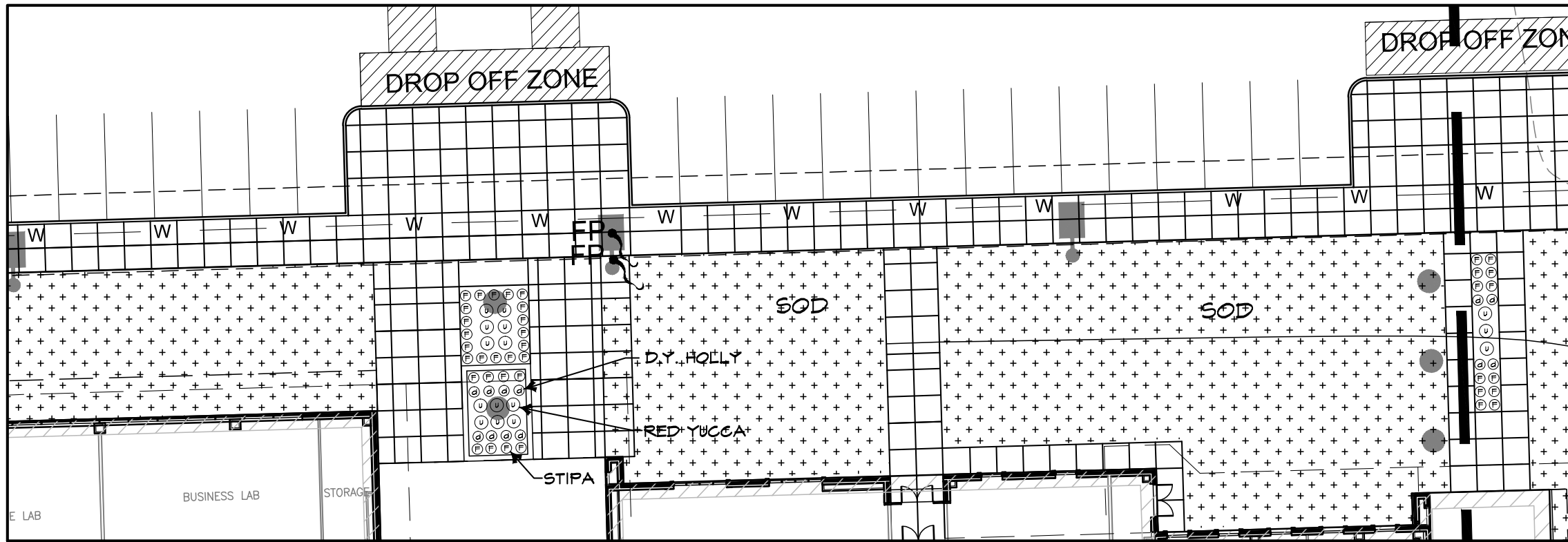
Project:

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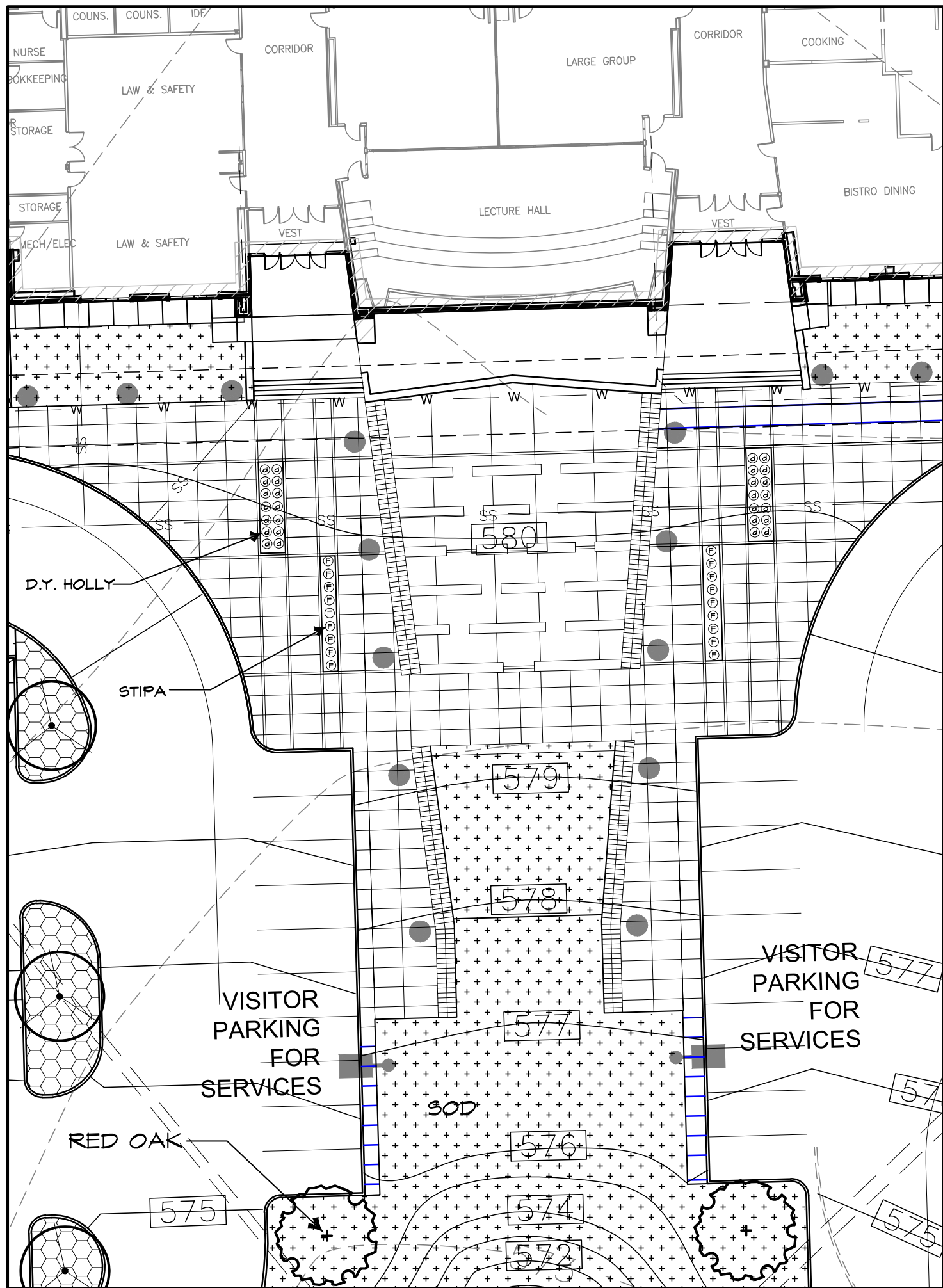
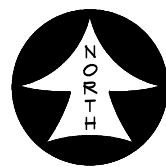
LANDSCAPE PLAN
AREA D

Job No.
1738-01-01
Drawn By:
RLA
Date:
10/20/2016

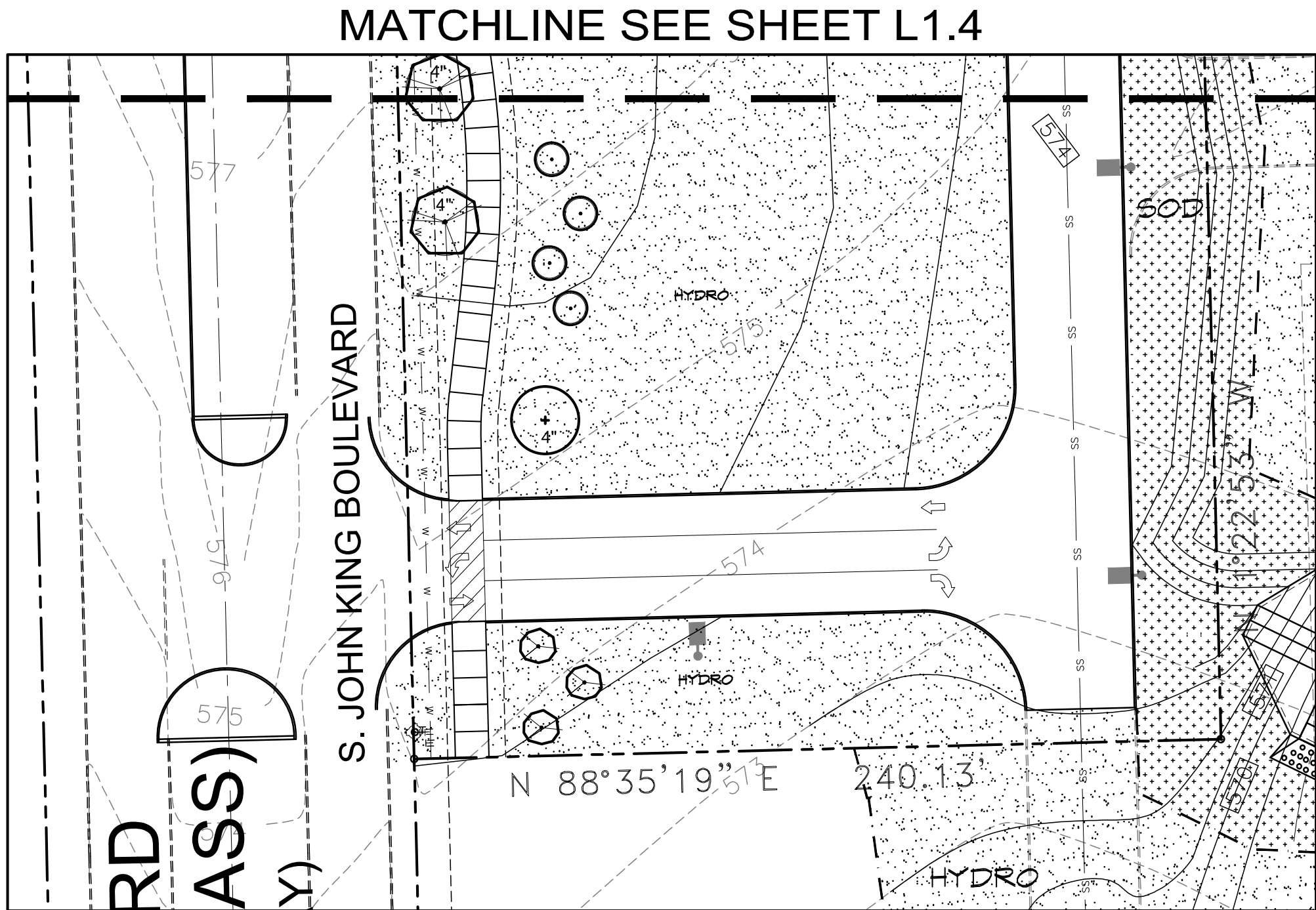
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L1.5



NORTH ENTRY ENLARGEMENT
SCALE: 1" = 20'-0"



SOUTH ENTRY ENLARGEMENT
SCALE: 1" = 20'-0"



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE: (469) 982-5433
FAX: (469) 982-5433
EMAIL: MIKE.RA@ATT.NET

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE NOTES



ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: AS SHOWN

SHEET No.
L2.1

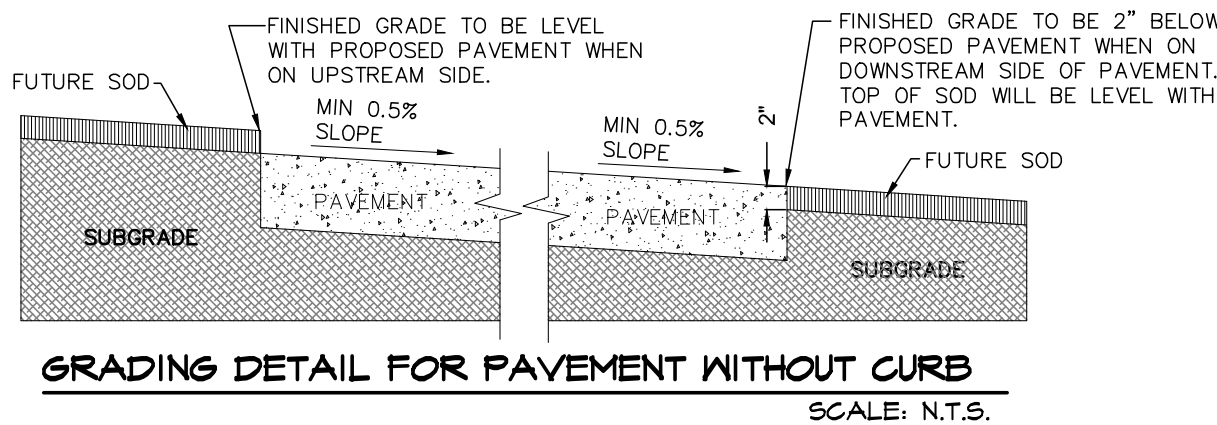
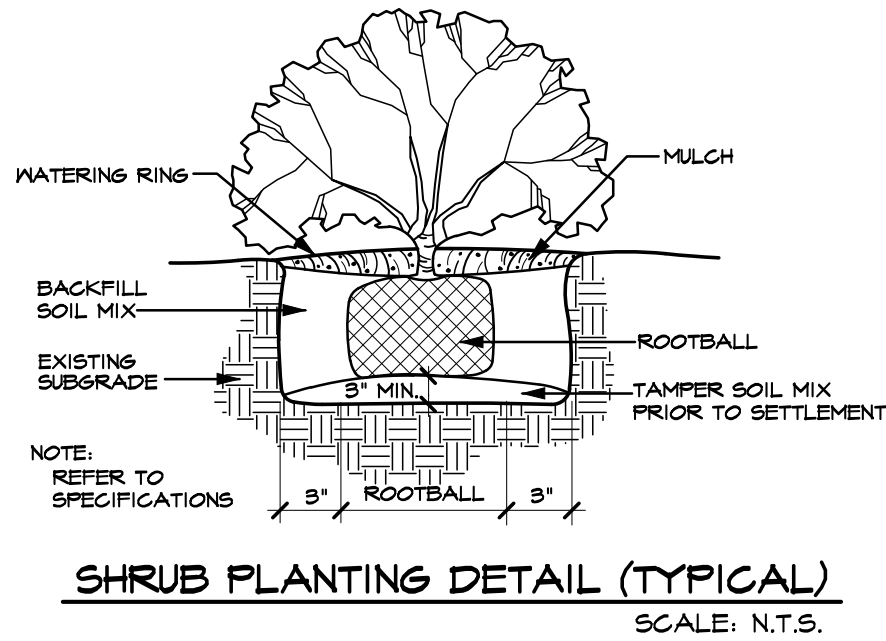
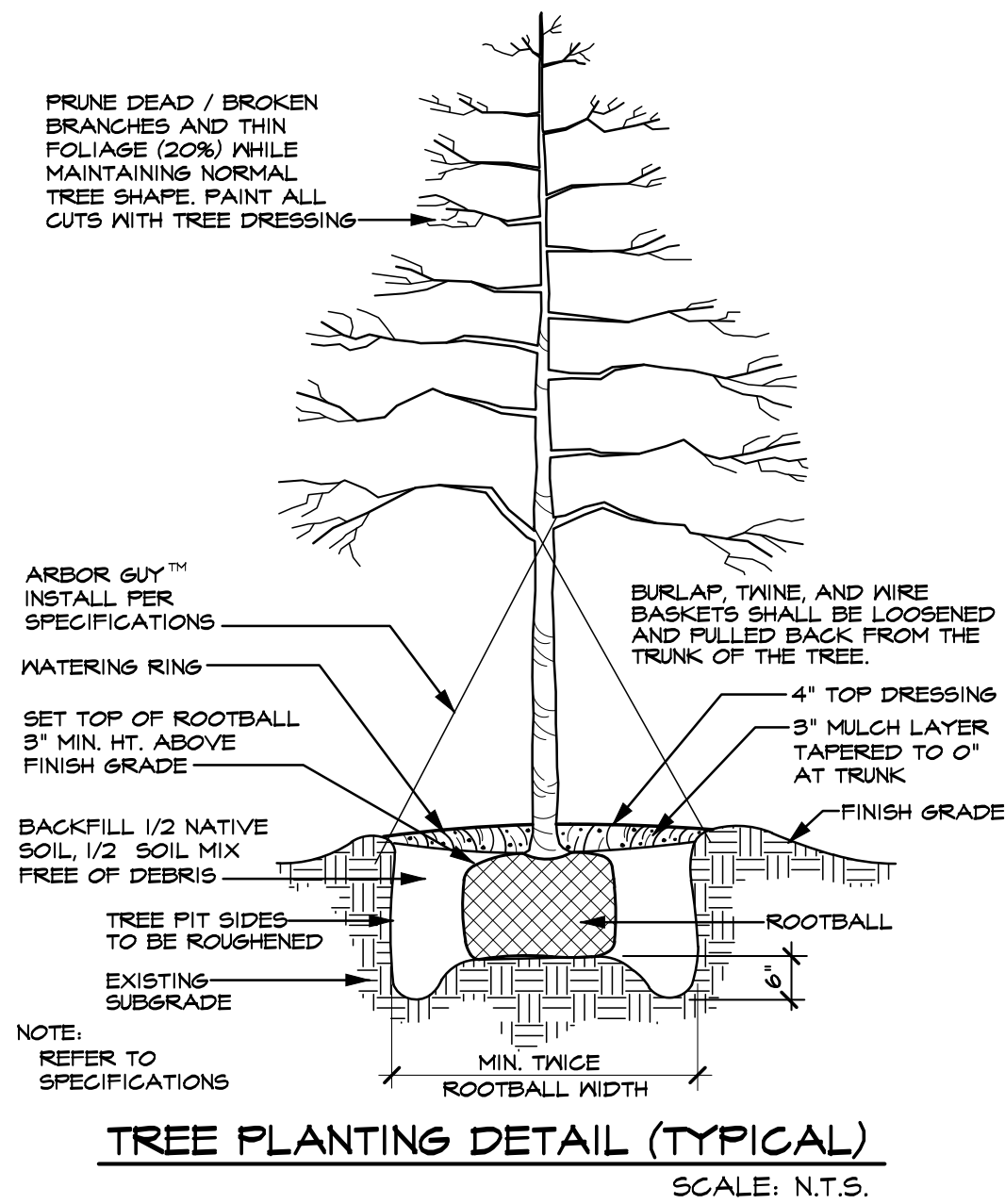
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Date: 1/24/17
Revision / 4
Attachment 4

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Project:



LANDSCAPE
NOTES
Job No.
1738-01-01
Drawn By:
RLA
Date:
10/20/2016
Sheet No.
L2.1



| LANDSCAPE TABULATIONS | |
|--|--|
| LANDSCAPE BUFFER STRIP 10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL. IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY. NORTH RESIDENTIAL BUFFER REQUIRED 10' BUFFER BUFFER PROVIDED 10' BUFFER | |
| STREET LANDSCAPING 10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF WEST STREET BUFFER REQUIRED 10' BUFFER BUFFER PROVIDED 10' BUFFER WEST BUFFER TREES REQUIRED (1,345 LF X 50 LF =) 28 TREES BUFFER PROVIDED 28 TREES | |
| PARKING LOT LANDSCAPING LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE. PARKING SPACES 557 SPACES PARKING LANDSCAPE REQUIRED (44,100 SF X 5% =) 7,455 SF PARKING LANDSCAPE PROVIDED 9,950 SF | |
| AMOUNT OF LANDSCAPING % LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA. SITE AREA 987,900 SF SITE LANDSCAPE REQUIRED 987,900 SF X 15% =) 148,185 SF SITE LANDSCAPE PROVIDED 231,350 SF % LANDSCAPE PROVIDED FRONT/SIDE (82%) 121,600 SF SITE IMPERVIOUS AREA 380,096 SF | |
| 205 BY-PASS CORRIDOR OVERLAY DISTRICT 15' BUFFER FOR COMMERCIAL 25' RESID, W/ 30' FROM QUAIL RUN TO 205, 50' FOR OFFICE, RESEARCH, TECH, AND INDUSTRIAL AND INCLUDE BERM AND/OR SHRUBS OR COMBO ALONG JOHN KING, BERM/SHRUB MIN HT. 30" MAX. HT. 48". BUFFER PLANTINGS: 2 LG. TREES AND 4 ACCENT TREES PER 100 LF OF JKB, LG. TREES 4", BUR RED LIVE OAK, CED. ELM, LACEBARK. SHRUBS 15" ACCENT 4", YAUPOIN/POSSHU, RED BUD, PEAR, ELDARICA PINE, WAX MYRTLE, MEX. PLUM 205 OVERLAY (WEST) BUFFER REQUIRED 30' BUFFER 205 OVERLAY (WEST) BUFFER PROVIDED 30' BUFFER 205 OVERLAY LARGE TREES REQUIRED (1,345 LF / 100 LF X 2 =) 28 4" TREES 205 OVERLAY LARGE TREES PROVIDED 28 4" TREES 205 OVERLAY ACCENT TREES REQUIRED (1,345 LF / 100 LF X 4 =) 56 4" TREES 205 OVERLAY ACCENT TREES PROVIDED 56 4" TREES | |
| ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC. | |

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

| TREES | | | | | |
|---------------|--------|-------------|--|--------------------------------------|---|
| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE & CONDITION |
| 13 | + | 4" LIVE OAK | Live Oak | Quercus virginiana | 4" caliper, 12'-14' Ht./ 5'-6" spread, B&B straight trunk full rounded canopy |
| 0 -10 | + | LIVE OAK | Live Oak | Quercus virginiana | 5" caliper, 10'-12' Ht./ 4'-5" spread, B&B straight trunk full rounded canopy |
| 6 | + | 4" RED OAK | Shumard Red Oak | Quercus shumardii | 4" caliper, 12'-14' Ht./ 5'-6" spread, B&B straight trunk full rounded canopy |
| 2 | + | RED OAK | Shumard Red Oak | Quercus shumardii | 5" caliper, 10'-12' Ht./ 4'-5" spread, B&B straight trunk full rounded canopy |
| 9 | 4" | 4" LACEBARK | Lacebark Elm | Ulmus parvifolia | 4" caliper, 12'-14' Ht./ 5'-6" spread, B&B straight trunk full rounded canopy |
| 10 -3 | 4" | LACEBARK | Lacebark Elm | Ulmus parvifolia | 5" caliper, 10'-12' Ht./ 4'-5" spread, B&B straight trunk full rounded canopy |
| 26 -2 | + | PISTACHIO | Chinese Pistachio | Pistacia chinensis | 5" caliper, 10'-12' Ht./ 4'-5" spread, B&B straight trunk full rounded canopy |
| 0 -6 | + | D. WILLOW | Desert Willow | Chilopsis linearis | 5'-6' Ht, 5'-4" spread, container |
| 0 -16 | + | C. MYRTLE | Red Flowering Grape Myrtle | Lagerstroemia indica Carolina Beauty | 3/4" caliper per trunk, 5 trunk min, 6' Ht./4" spread, B&B tree form, limited to 5' |
| 24 -16 | + | T. YAUPOIN | Yaupon Holly | Ilex vomitoria | 3/4" caliper per trunk, 5 trunk min, 6' Ht./4" spread, container, remove - heavy berried tree form, limited to 5' |
| 27 | + | RED BUD | Oklahoma Red Bud | Cercis canadensis 'oklahoma' | 5'-6' Ht, 5'-4" spread, container |
| SHRUBS | | | | | |
| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION |
| 40 | + | D.Y. HOLLY | Dwarf Yaupon Holly | Ilex vomitoria 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 56 | + | STIPA | Mexican Feathergrass | Stipa tenuissima | 1 gallon |
| 54 -30 | + | D.B. HOLLY | Dwarf Burford Holly | Ilex cornuta 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 15 | + | RED YUCCA | Red Yucca | Hesperaloe parviflora | 1 gallon |
| GROUND COVER | | | | | |
| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION |
| AS SHOWN | + | SOD | Common Bermuda Grass | Cynodon dactylon | Sod refer to specifications |
| AS SHOWN | + | HYDRO | Common Bermuda Grass | Cynodon dactylon | Hydromulch refer to specifications |
| MISCELLANEOUS | | | | | |
| AS SHOWN | --- | SHOVEL EDGE | Shovel edge-4" deep, 6" wide, formed per plan. | | |
| AS SHOWN | --- | EDGE | Ryerson steel edge 1/8" x 4" with 12" stakes, green in color | | Install to separate granite from turf areas or granite from bed areas. |
| AS SHOWN | + | D. GRANITE | Decomposed Granite | | 4" thick compacted decomposed granite. To be between 1/2" to 1" below curb or adjacent pavement. Separated at grass areas by steel edging. Install weed barrier mat below granite. Install binder with decomposed granite. Binder to be STABILIZER from Stabilizer Solutions. (800) 336-2468. |

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
TEL: (469) 962-5433
FAX: (469) 962-5433
EMAIL: MIKE.RA@ATT.NET

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

LANDSCAPE DETAILS



ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: AS SHOWN

SHEET No.
L2.2

Date
1/24/17

Revision /
4

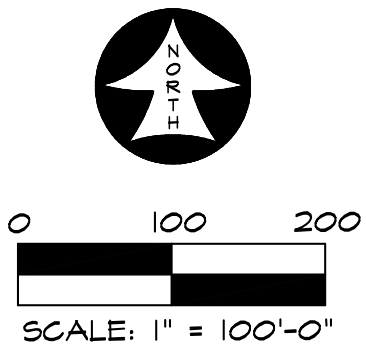
ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Project:

LANDSCAPE
DETAILS

Job No.
1738-01-01
Drawn By:
RLA
Date:
10/20/2016

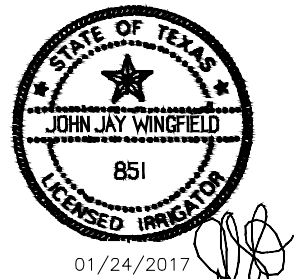
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L2.2



IRRIGATION SPECIALIST
JOHN WINGFIELD - (972) 238-1488

ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

OVERALL IRRIGATION PLAN



ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=100'

SHEET No.
IR1.1

Attachment 4

Date
1/24/17

Revision /
4

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

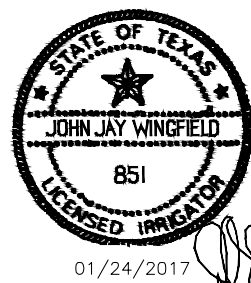
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800.687.3228

OVERALL
IRRIGATION PLAN

Job No.
1738-01-01
Drawn By:
JW
Date:
10/20/2016

Sheet No.
IR1.1



ISSUES/
REVISIONS

DATE: 10/20/2016

SCALE: 1"=30'

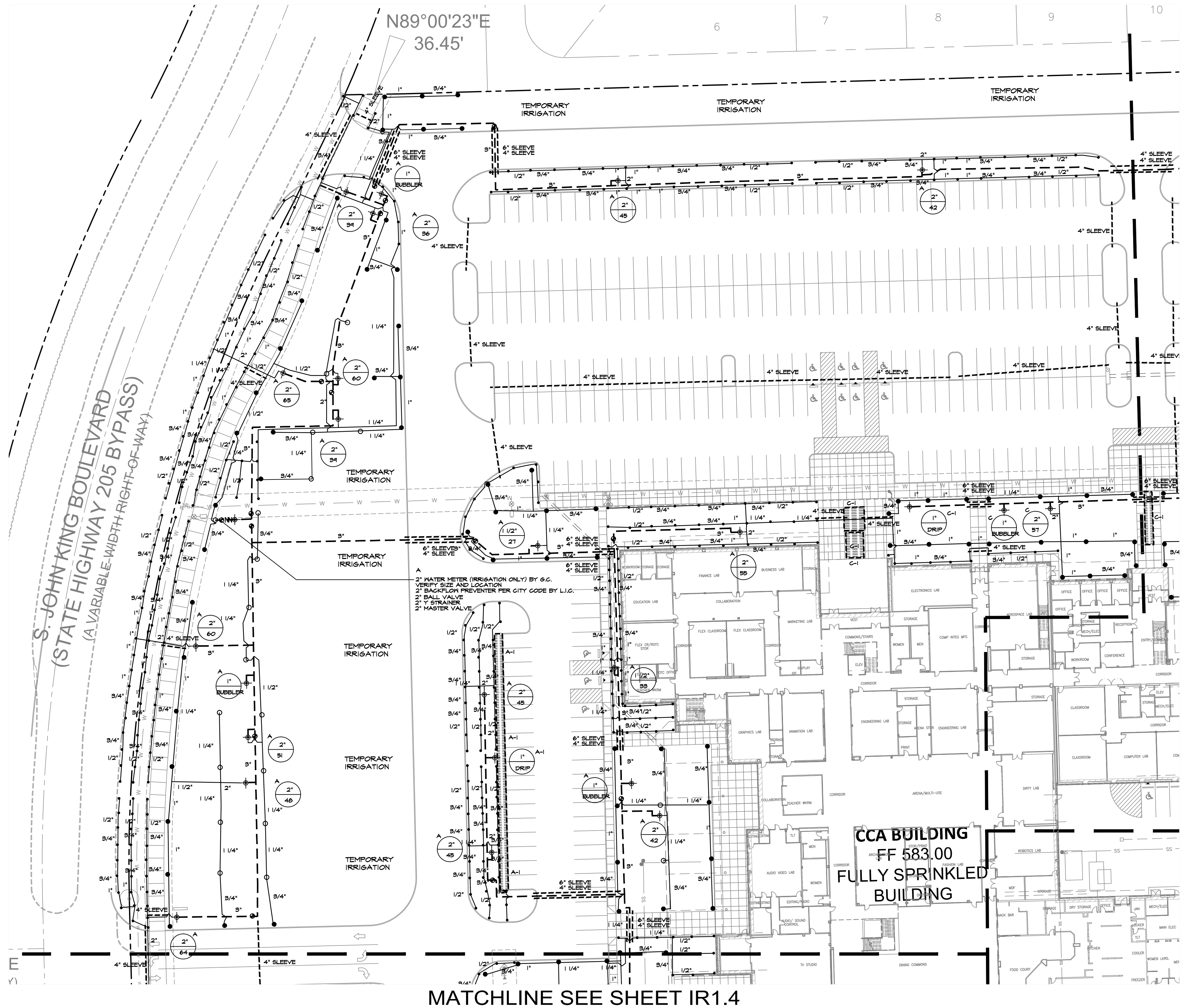
SHEET No.
IR1.2

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IRRIGATION PLAN
AREA A

Job No.
1738-01-01
Drawn By:
JW
Date:
10/20/2016

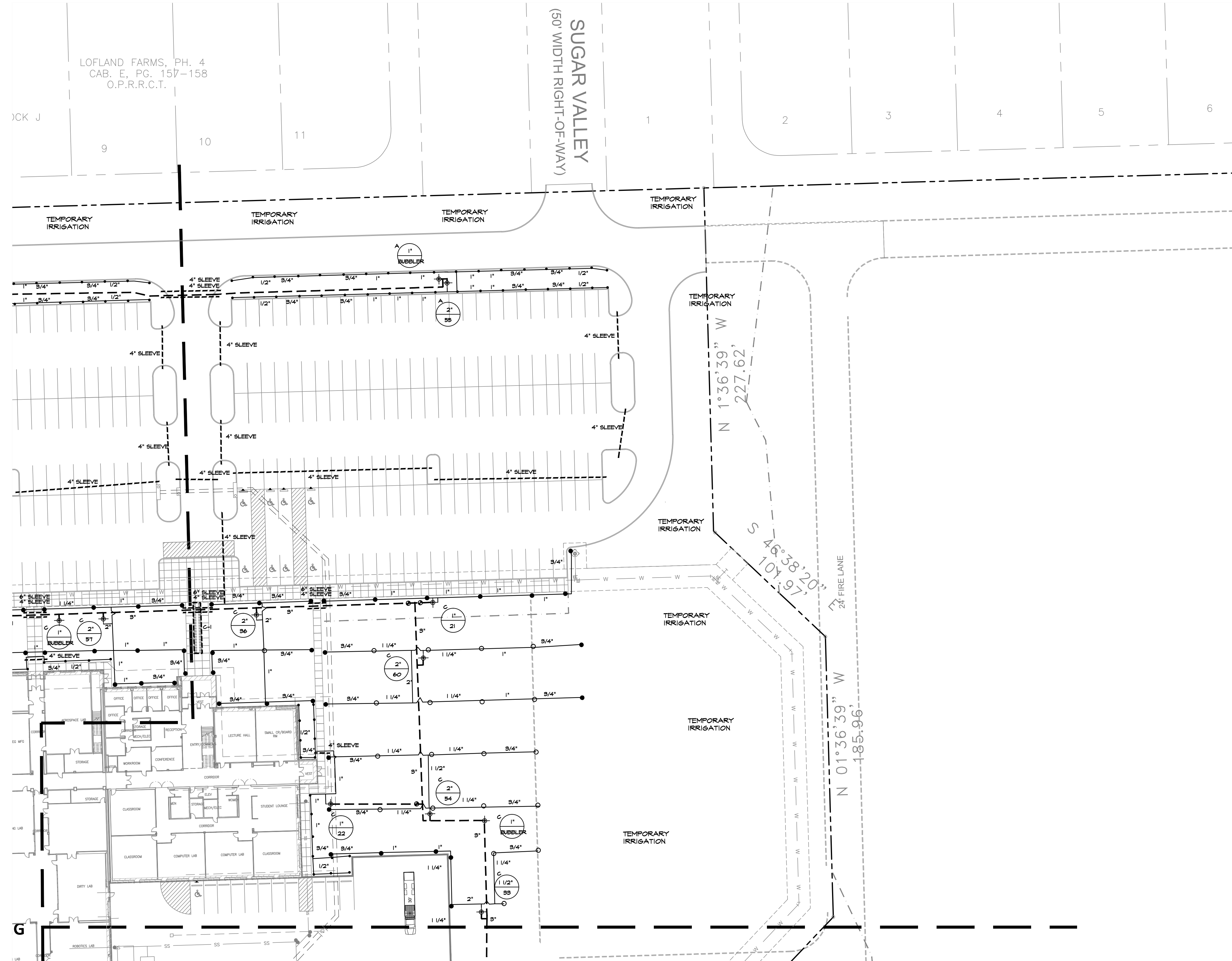
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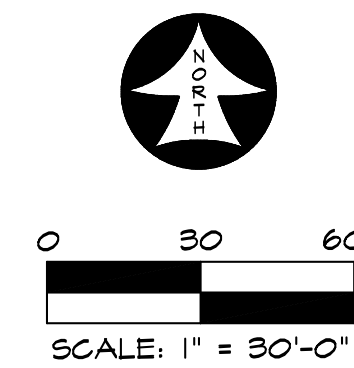
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MATCHLINE SEE SHEET IR1.4

MATCHLINE SEE SHEET IR1.2



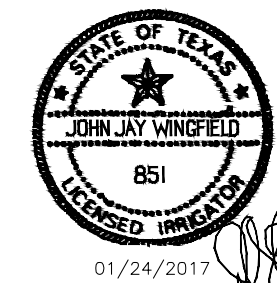
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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

IRRIGATION PLAN AREA B



ISSUES/
REVISIONS

DATE: 10/20/2016
SCALE: 1"=30'

SHEET No.
IR1.3

Date
1/24/17

Revision /
4

ROCKWALL COLLEGE AND CAREER ACADEMY
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

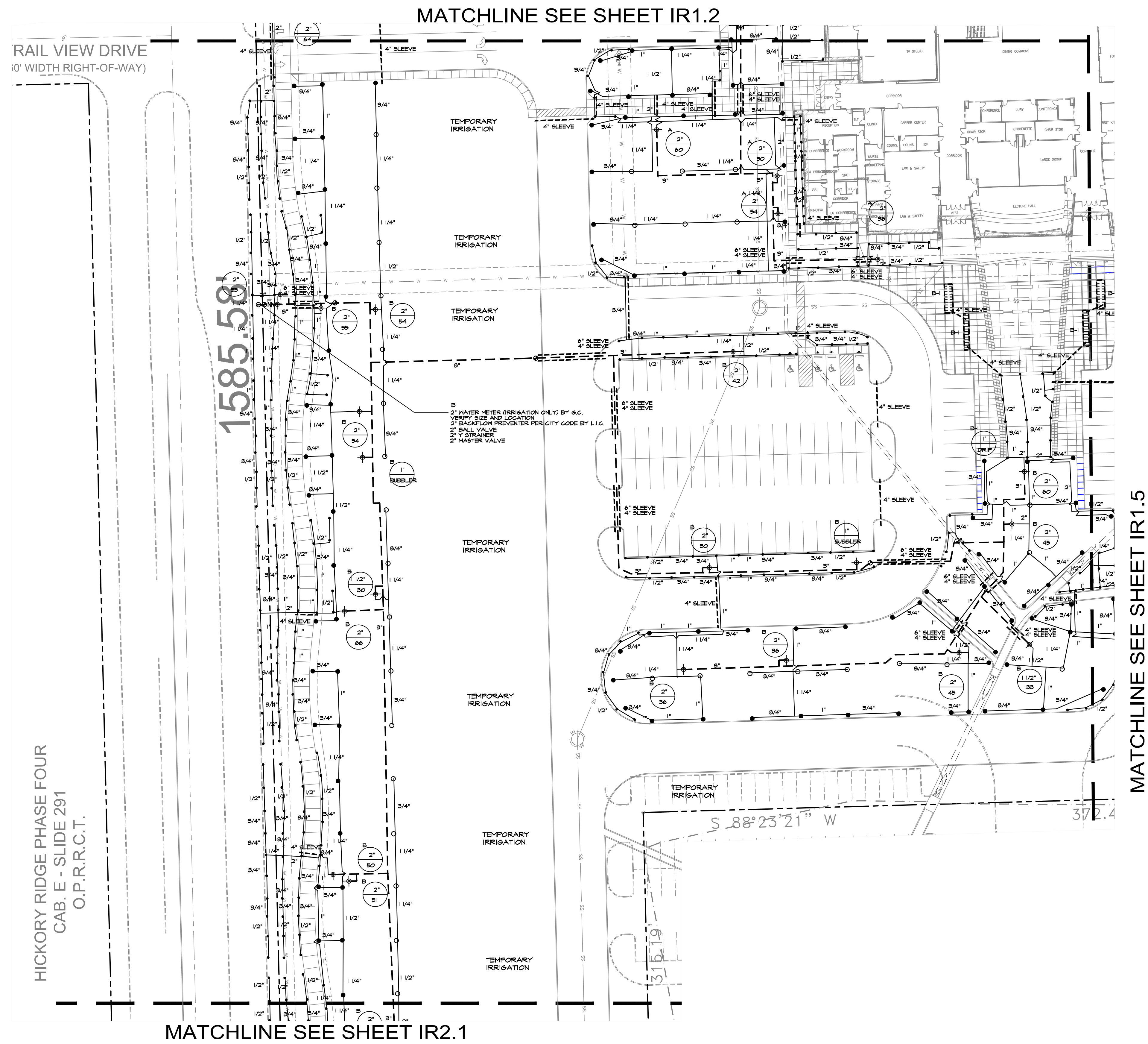
Project:



IRRIGATION PLAN
AREA B

Job No.
1738-01-01
Drawn By:
JW
Date:
10/20/2016

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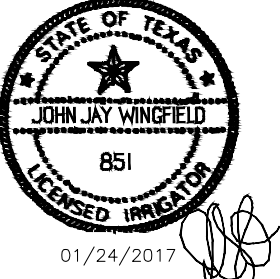


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IRRIGATION SPECIALIST
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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

IRRIGATION PLAN AREA C



ISSUES/
REVISIONS

| DATE: | 10/20/2016 |
|--------|------------|
| SCALE: | 1"=30' |

SHEET No.
IR1.4

Project: ROCKWALL COLLEGE AND CAREER ACADEMY FOR ROCKWALL I.S.D. ROCKWALL, TEXAS

Job No. 1738-01-01
Drawn By: JW
Date: 10/20/2016

Sheet No. **IR1.4**

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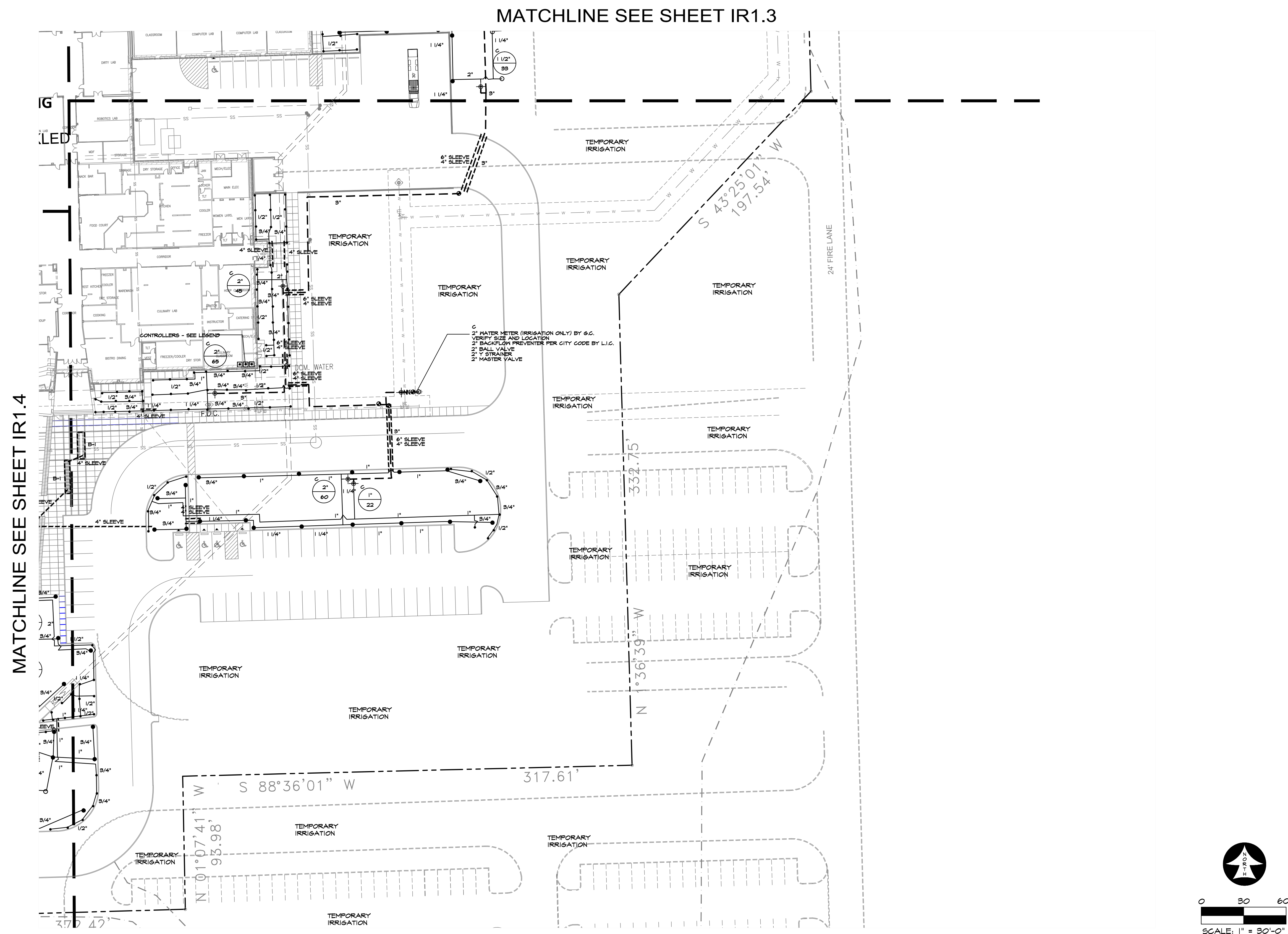
IRRIGATION PLAN AREA C

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Attachment 4

Date: 1/24/17

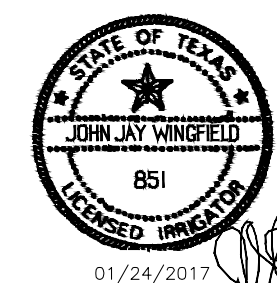
Revision / 4



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ROCKWALL COLLEGE AND CAREER ACADEMY FOR
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ROCKWALL, TEXAS

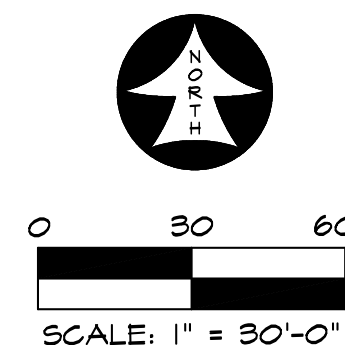
IRRIGATION PLAN AREA D

ISSUES/
REVISIONS

DATE: 10/20/2016

SCALE: 1"=30'

SHEET No.
IR1.5



IRRIGATION PLAN
AREA D

Job. N
1738-
Drawn
JW
Date:
10/20

IR2.1

Glenn Engineering Corp.

105 Decker Court

Suite 910

Irving, Texas 75062

Parcel Inverse Report

Project Name: C:\Public\Projects\Rockwall ISD\FINAL PLAT 16-028P.dwg

Report Date: 2/26/2017 8:15:05 PM

Client: Rockwall ISD

Project Description:

Prepared by: Survey Group

| | | |
|--|---------------------------|----------------|
| Parcel Standard : 1 | | |
| Point whose Northing is 7017030.280 and whose Easting is 2603382.713 | | |
| | Bearing: N 89-0-22.657 E | Length: 34.15 |
| Point whose Northing is 7017030.872 and whose Easting is 2603416.855 | | |
| | Bearing: N 88-23-19.841 E | Length: 808.85 |
| Point whose Northing is 7017053.614 and whose Easting is 2604225.389 | | |
| | Bearing: S 1-36-39.343 E | Length: 227.62 |
| Point whose Northing is 7016826.082 and whose Easting is 2604231.788 | | |
| | Bearing: S 46-38-20.210 E | Length: 101.97 |
| Point whose Northing is 7016756.070 and whose Easting is 2604305.924 | | |
| | Bearing: S 1-36-35.757 E | Length: 185.96 |
| Point whose Northing is 7016570.184 and whose Easting is 2604311.149 | | |
| | Bearing: S 43-25-1.486 W | Length: 197.54 |
| Point whose Northing is 7016426.696 and whose Easting is 2604175.379 | | |
| | Bearing: S 1-36-39.343 E | Length: 332.75 |
| Point whose Northing is 7016094.073 and whose Easting is 2604184.733 | | |
| | Bearing: S 88-36-0.591 W | Length: 317.61 |
| Point whose Northing is 7016086.314 and whose Easting is 2603867.214 | | |
| | Bearing: S 1-7-41.155 E | Length: 93.98 |
| Point whose Northing is 7015992.350 and whose Easting is 2603869.065 | | |
| | Bearing: N 88-23-28.938 E | Length: 79.77 |
| Point whose Northing is 7015994.589 and whose Easting is 2603948.800 | | |
| | Bearing: S 1-22-52.627 E | Length: 316.76 |
| Point whose Northing is 7015677.918 and whose Easting is 2603956.436 | | |

| | | |
|--|---------------------------|------------------|
| | Bearing: S 88-35-18.657 W | Length: 689.68 |
| Point whose Northing is 7015660.930 and whose Easting is 2603266.968 | | |
| | Bearing: N 1-27-2.637 W | Length: 859.19 |
| Point whose Northing is 7016519.841 and whose Easting is 2603245.215 | | |
| | Curve | |
| | Direction P.C. to Radius: | N 88-35-18.119 E |
| | Radius Length: | 895.000 |
| | Delta: | 29° 24' 15.08" |
| | Curve Length: | 459.314 |
| | Chord Length: | 454.290 |
| | Chord Direction: | N 13-17-25.657 E |
| | Direction Radius to P.T.: | N 62-0-26.804 W |
| Point whose Northing is 7016961.963 and whose Easting is 2603349.651 | | |
| | Curve | |
| | Direction P.C. to Radius: | N 62-0-40.092 W |
| | Radius Length: | 1005.000 |
| | Delta: | 04° 19' 40.47" |
| | Curve Length: | 75.914 |
| | Chord Length: | 75.896 |
| | Chord Direction: | N 25-49-29.672 E |
| | Direction Radius to P.T.: | S 66-20-20.565 E |
| Area | | |
| | Square feet | 1195560.928 |