



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.

P2023-033

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

1940 S JOHN KING

SUBDIVISION

JOHN KING OFFICE PARK

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-10/C

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

2.36

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

JOHN KING, LLC

APPLICANT

CONTACT PERSON

AARON DAVIS

CONTACT PERSON

ADDRESS

709 W RUSK

ADDRESS

CITY, STATE & ZIP

ROCKWALL TX

CITY, STATE & ZIP

PHONE

214-557-9093

PHONE

E-MAIL

aaron@sbmres.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

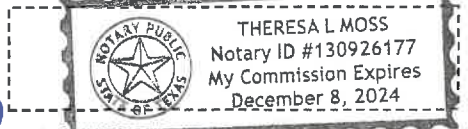
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, 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 20 DAY OF October 2023

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

SP 2022-040

Reviewed By:

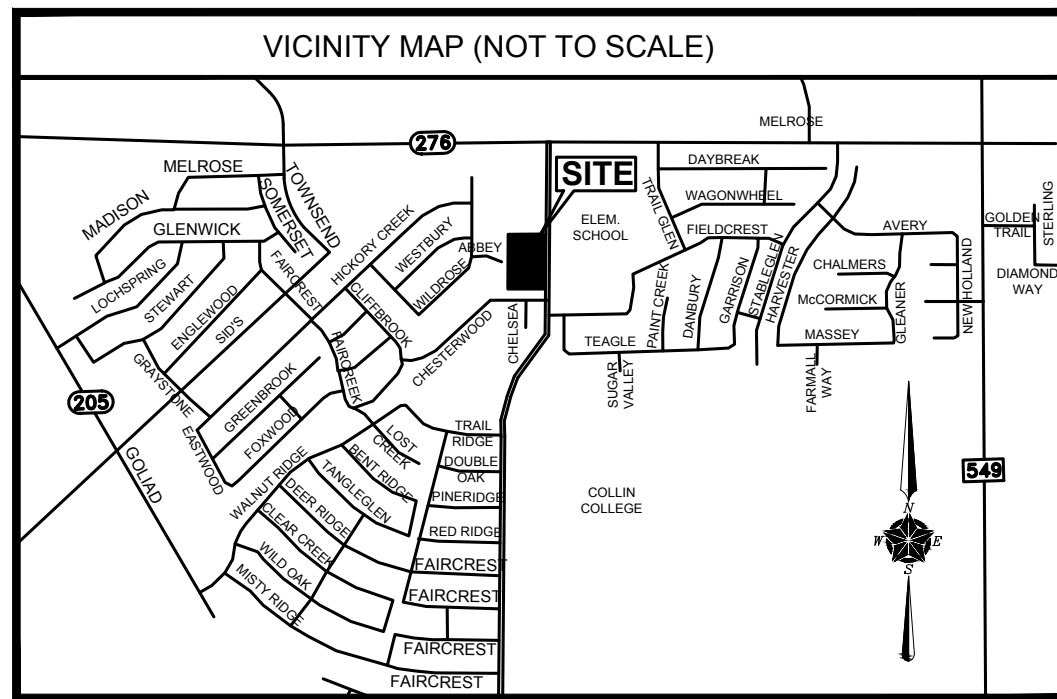
Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[']' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

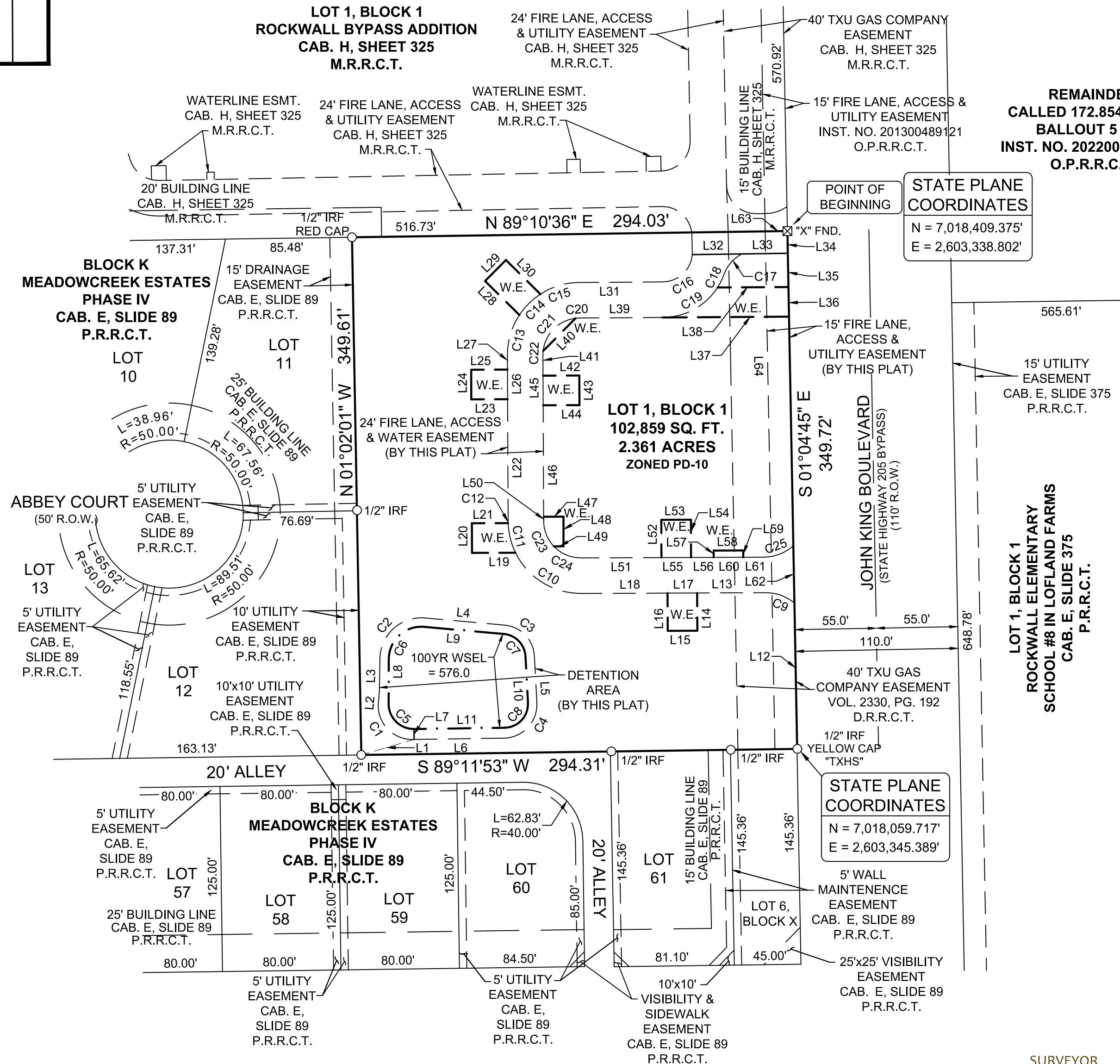
Requirements	✓= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

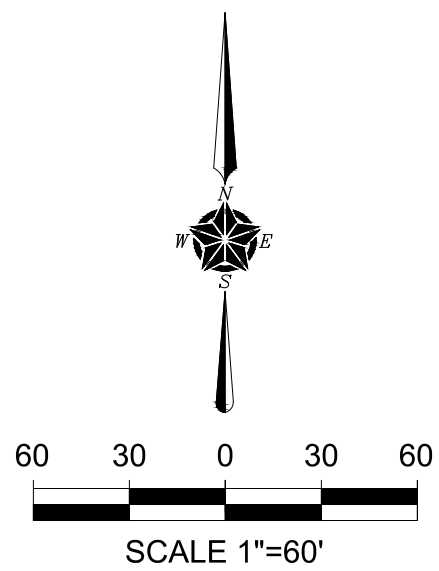
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	37.15'	N73°34'51"E	L33	30.94'	N89°10'36"E
L2	8.71'	N4°51'23"E	L34	15.00'	N1°04'43"W
L3	21.38'	N0°56'18"E	L35	22.80'	S1°04'47"E
L4	54.02'	S84°52'47"E	L36	20.00'	S1°04'45"E
L5	31.42'	S3°02'51"E	L37	85.56'	N89°37'06"E
L6	61.10'	S89°09'53"W	L38	47.82'	S89°37'06"W
L7	7.00'	N0°25'41"W	L39	55.66'	N89°37'06"E
L8	30.04'	S0°10'00"W	L40	31.02'	S44°44'56"W
L9	54.02'	N84°52'47"W	L41	13.81'	N0°15'04"W
L10	31.42'	N3°02'51"W	L42	24.50'	N89°44'56"E
L11	61.10'	N89°09'53"E	L43	20.00'	S0°15'04"E
L12	98.66'	N1°04'45"W	L44	24.50'	S89°44'56"W
L13	46.33'	N89°44'59"E	L45	20.00'	N0°15'04"W
L14	25.48'	S0°15'04"E	L46	75.25'	S0°15'04"E
L15	20.00'	S89°44'56"W	L47	13.36'	N89°54'07"E
L16	25.48'	N0°15'04"W	L48	20.00'	S0°05'53"E
L17	20.00'	N89°44'59"E	L49	6.56'	S89°54'07"W
L18	58.42'	N89°44'59"E	L50	2.94'	N0°15'04"W
L19	29.36'	S89°44'56"W	L51	54.42'	S89°44'56"W
L20	20.00'	N0°15'04"W	L52	25.48'	N0°15'04"W
L21	24.52'	N89°44'56"E	L53	20.00'	N89°44'56"E
L22	82.41'	S0°15'04"E	L54	25.48'	S0°15'04"E
L23	24.50'	S89°44'56"W	L55	20.00'	S89°44'56"W
L24	20.00'	N0°15'04"W	L56	15.25'	S89°44'56"W
L25	24.50'	N89°44'56"E	L57	4.57'	N0°15'04"W
L26	20.00'	S0°15'04"E	L58	20.00'	N89°44'56"E
L27	9.59'	S0°15'04"E	L59	4.57'	S0°15'04"E
L28	32.64'	N45°15'04"W	L60	20.00'	S89°44'56"W
L29	20.00'	N44°44'56"E	L61	13.94'	S89°44'56"W
L30	32.81'	S45°15'04"E	L62	38.44'	S1°04'45"E
L31	55.64'	S89°37'06"W	L63	15.00'	N89°10'36"E
L32	33.56'	N89°10'36"E	L64	349.59'	N1°04'45"W



PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE EASEMENTS ON-SITE



REMAINDER CALLED 172.854 ACRES BALLOUT 5 LLC INST. NO. 20220000021793 O.P.R.R.C.T.

STATE PLANE COORDINATES
N = 7,018,409.375'
E = 2,603,338.802'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	38.02'	22.97'	94°51'27"	S45° 37' 28"E 33.82'
C2	46.89'	28.00'	95°56'27"	S47° 09' 00"W 41.60'
C3	31.47'	22.00'	81°57'46"	N43° 53' 54"W 28.86'
C4	36.24'	22.65'	91°38'55"	N42° 04' 51"E 32.50'
C5	26.59'	17.00'	89°36'27"	S45° 37' 28"E 23.96'
C6	36.84'	22.00'	95°56'27"	S47° 08' 59"W 32.68'
C7	22.89'	16.00'	81°57'46"	N43° 53' 54"W 20.99'
C8	25.83'	16.00'	92°29'20"	N43° 19' 39"E 23.11'
C9	20.87'	30.00'	39°51'29"	N70° 20' 48"W 20.45'
C10	54.97'	49.00'	64°16'32"	S58° 06' 48"E 52.13'
C11	20.73'	49.00'	24°14'29"	S13° 51' 17"E 20.58'
C12	1.27'	49.00'	1°28'59"	S0° 59' 33"E 1.27'
C13	28.81'	49.00'	33°41'35"	S16° 35' 44"W 28.40'
C14	20.14'	49.00'	23°33'08"	S45° 13' 06"W 20.00'
C15	28.01'	49.00'	32°45'16"	S73° 22' 18"W 27.63'
C16	30.33'	20.00'	86°54'04"	S47° 55' 10"W 27.51'
C17	18.86'	25.00'	43°13'14"	S41° 08' 51"W 18.41'
C18	9.84'	44.00'	12°48'27"	N26° 15' 49"E 9.82'
C19	44.35'	44.00'	57°44'50"	N61° 32' 27"E 42.49'
C20	2.94'	25.00'	6°44'05"	N86° 27' 44"E 2.94'
C21	33.46'	25.00'	76°41'31"	N44° 44' 56"E 31.02'
C22	2.90'	25.00'	6°39'15"	N3° 04' 33"E 2.90'
C23	18.80'	25.00'	43°05'40"	N21° 47' 54"W 18.36'
C24	20.47'	25.00'	46°54'20"	N66° 47' 54"W 19.90'
C25	21.64'	30.00'	41°19'48"	N69° 05' 02"E 21.17'

LEGEND:
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG. VOLUME, PAGE
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
W.E. WATER EASEMENT (BY THIS PLAT)

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040
PAGE 1 OF 2

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING that tract of land situated in the W.H. Baird Survey, Abstract No. 25 in the City of Rockwall, Rockwall County, Texas, and being that tract of land described in General Warranty Deed with Vendor's Lien to JOHN KING OC, LLC recorded in Instrument Number 2022000001403, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for corner, said corner being the southeast corner of Lot 1, Block 1 of Rockwall Bypass Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet H, Sheet 325, Map Records, Rockwall County, Texas, and being in the west right-of-way line of John King Boulevard (State Highway 205 Bypass)(110 foot right-of-way);

THENCE South 01 degrees 04 minutes 45 seconds East, along the west right-of-way line of said John King Boulevard, a distance of 349.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of Lot 6, Block X of Meadowcreek Estates Phase IV, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 89, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 11 minutes 53 seconds West, along the north line of said Lot 6, Block X, passing a 1/2 inch iron rod found at a distance of 44.81 feet, continuing along the north line of Lot 61, Block K of said Meadowcreek Estates Phase IV, passing a 1/2 inch iron rod found at a distance of 80.64 feet, and continuing along the north right-of-way line of a 20 foot alley for a total distance of 294.31 feet to a 1/2 inch iron rod found for corner, said corner being the southeast corner of Lot 12, Block K of said Meadowcreek Estates Phase IV;

THENCE North 01 degrees 02 minutes 01 seconds West, along the east line of said Lot 12, Block K, passing a 1/2 inch iron rod found at a distance of 165.28 feet, and continuing along the east line of said Lot 11, Block K of said Meadowcreek Estates Phase IV for a total distance of 349.61 feet to a 1/2 inch iron rod found for corner, said corner being in the south line of said Lot 1, Block 1;

THENCE North 89 degrees 10 minutes 30 seconds East, along the south line of said Lot 1, Block 1, a distance of 294.03 feet back to the POINT OF BEGINNING and containing 102,859 square feet or 2.361 acres of land more or less.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **JOHN KING OFFICE PARK** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the JOHN KING OFFICE PARK subdivision have been notified and signed this plat. I 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 also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements 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 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, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.

JOHN KING OC, LLC, a Texas limited liability company

Aaron Davis
Manager, JOHN KING OC, LLC, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Aaron Davis, Manager, JOHN KING OC, LLC, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Signature

GENERAL NOTES:

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

2) Bearings and elevations are based on NAD83, North American Datum of 1983.

3) The purpose of this plat is to create one lot from an unplatted tract of land.

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

Gary E. Johnson, R.P.L.S. No. 5299

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 _____, 2023.

The 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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
JOHN KING OC, LLC
709 W. RUSK STREET
ROCKWALL, TEXAS 75087
AARON DAVIS - MANAGER

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-033

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

1940 S JOHN KING

SUBDIVISION

JOHN KING OFFICE PARK

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-10/C

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

2.36

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

JOHN KING, LLC

APPLICANT

CONTACT PERSON

AARON DAVIS

CONTACT PERSON

ADDRESS

709 W RUSK

ADDRESS

CITY, STATE & ZIP

ROCKWALL TX

CITY, STATE & ZIP

PHONE

214-557-9093

PHONE

E-MAIL

aaron@sbmres.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

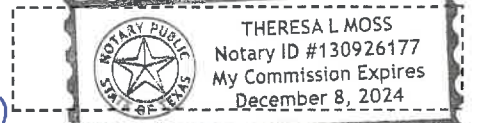
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, 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 20 DAY OF October 2023

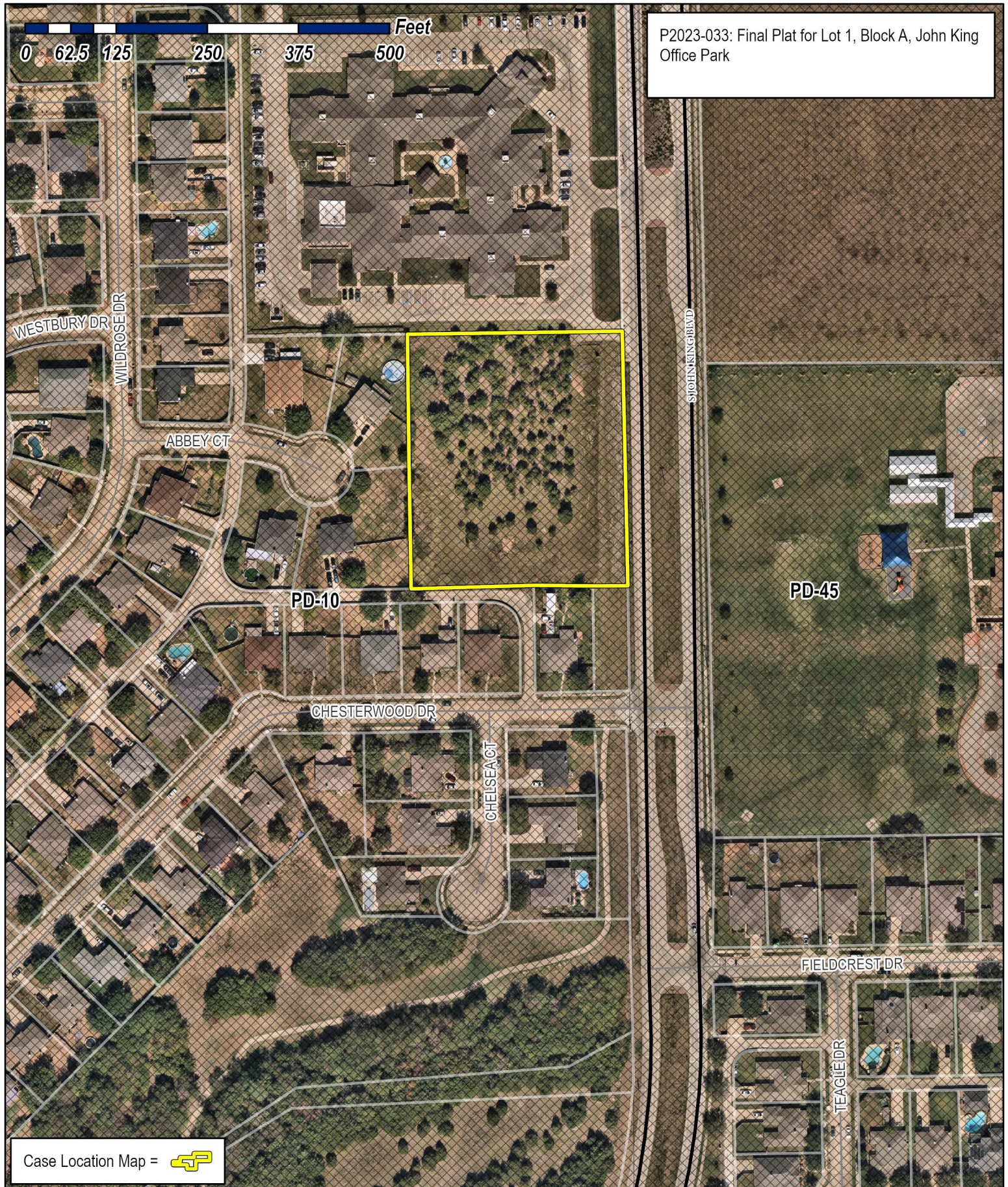
OWNER'S SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2023-033: Final Plat for Lot 1, Block A, John King Office Park

Case Location Map = 

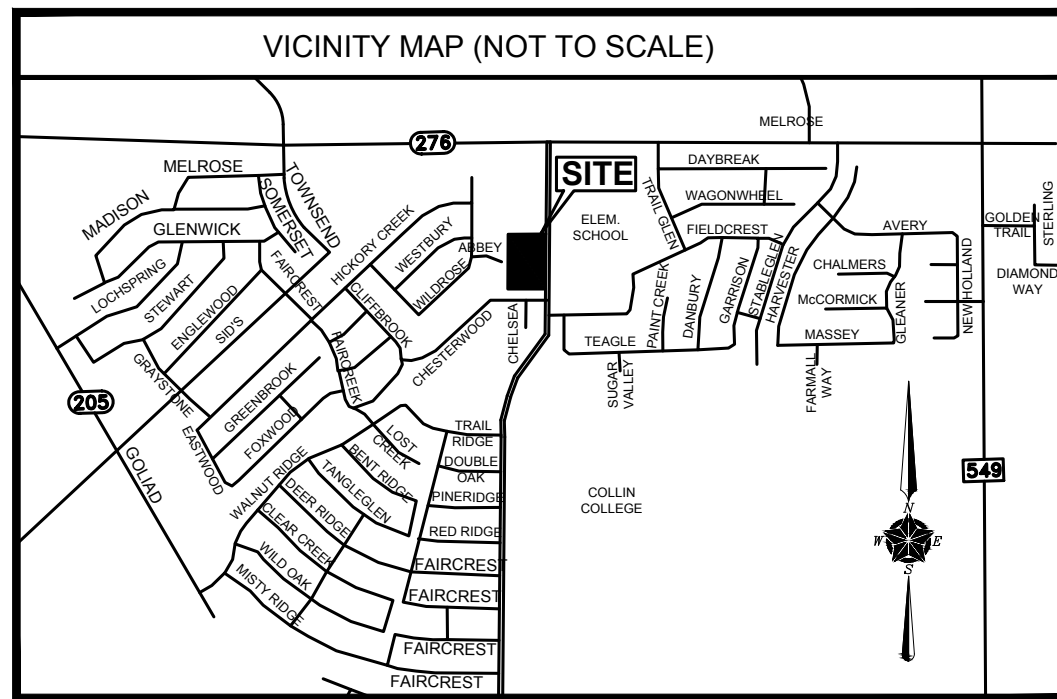


City of Rockwall

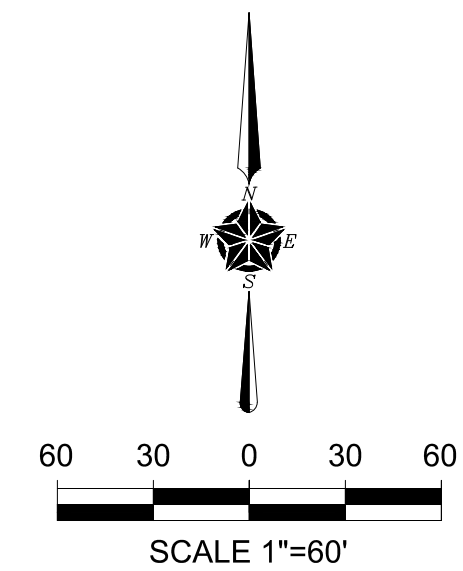
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

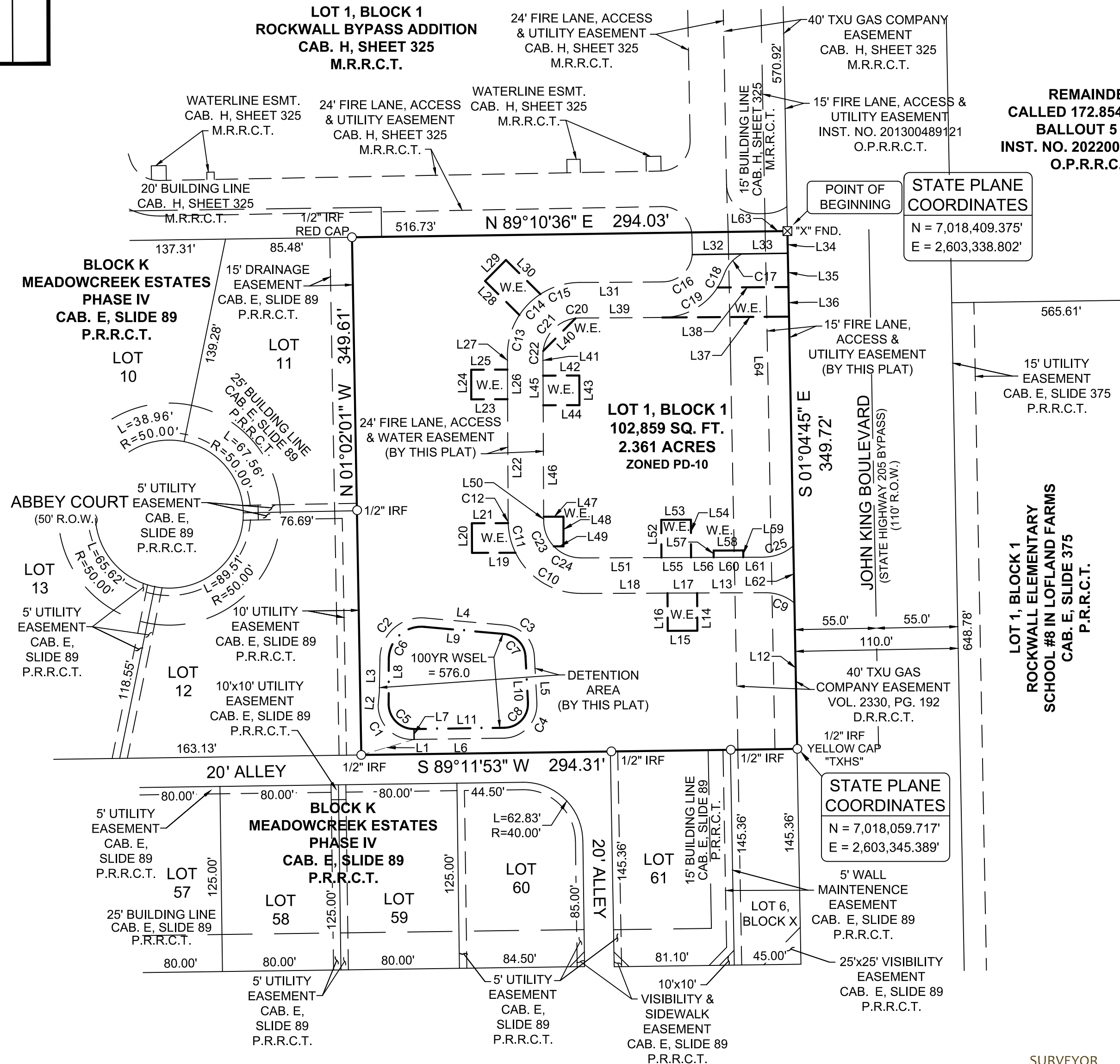




PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE EASEMENTS ON-SITE



EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	37.15'	N73°34'51"E	L33	30.94'	N89°10'36"E
L2	8.71'	N4°51'23"E	L34	15.00'	N1°04'43"W
L3	21.38'	N0°56'18"E	L35	22.80'	S1°04'47"E
L4	54.02'	S84°52'47"E	L36	20.00'	S1°04'45"E
L5	31.42'	S3°02'51"E	L37	85.56'	N89°37'06"E
L6	61.10'	S89°09'53"W	L38	47.82'	S89°37'06"W
L7	7.00'	N0°25'41"W	L39	55.66'	N89°37'06"E
L8	30.04'	S0°10'00"W	L40	31.02'	S44°44'56"W
L9	54.02'	N84°52'47"W	L41	13.81'	N0°15'04"W
L10	31.42'	N3°02'51"W	L42	24.50'	N89°44'56"E
L11	61.10'	N89°09'53"E	L43	20.00'	S0°15'04"E
L12	98.66'	N1°04'45"W	L44	24.50'	S89°44'56"W
L13	46.33'	N89°44'59"E	L45	20.00'	N0°15'04"W
L14	25.48'	S0°15'04"E	L46	75.25'	S0°15'04"E
L15	20.00'	S89°44'56"W	L47	13.36'	N89°54'07"E
L16	25.48'	N0°15'04"W	L48	20.00'	S0°05'53"E
L17	20.00'	N89°44'59"E	L49	6.56'	S89°54'07"W
L18	58.42'	N89°44'59"E	L50	2.94'	N0°15'04"W
L19	29.36'	S89°44'56"W	L51	54.42'	S89°44'56"W
L20	20.00'	N0°15'04"W	L52	25.48'	N0°15'04"W
L21	24.52'	N89°44'56"E	L53	20.00'	N89°44'56"E
L22	82.41'	S0°15'04"E	L54	25.48'	S0°15'04"E
L23	24.50'	S89°44'56"W	L55	20.00'	S89°44'56"W
L24	20.00'	N0°15'04"W	L56	15.25'	S89°44'56"W
L25	24.50'	N89°44'56"E	L57	4.57'	N0°15'04"W
L26	20.00'	S0°15'04"E	L58	20.00'	N89°44'56"E
L27	9.59'	S0°15'04"E	L59	4.57'	S0°15'04"E
L28	32.64'	N45°15'04"W	L60	20.00'	S89°44'56"W
L29	20.00'	N44°44'56"E	L61	13.94'	S89°44'56"W
L30	32.81'	S45°15'04"E	L62	38.44'	S1°04'45"E
L31	55.64'	S89°37'06"W	L63	15.00'	N89°10'36"E
L32	33.56'	N89°10'36"E	L64	349.59'	N1°04'45"W



REMAINDER CALLED 172.854 ACRES BALLOUT 5 LLC INST. NO. 20220000021793 O.P.R.R.C.T.

STATE PLANE COORDINATES
N = 7,018,409.375'
E = 2,603,338.802'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	38.02'	22.97'	94°51'27"	S45° 37' 28"E 33.82'
C2	46.89'	28.00'	95°56'27"	S47° 09' 00"W 41.60'
C3	31.47'	22.00'	81°57'46"	N43° 53' 54"W 28.86'
C4	36.24'	22.65'	91°38'55"	N42° 04' 51"E 32.50'
C5	26.59'	17.00'	89°36'27"	S45° 37' 28"E 23.96'
C6	36.84'	22.00'	95°56'27"	S47° 08' 59"W 32.68'
C7	22.89'	16.00'	81°57'46"	N43° 53' 54"W 20.99'
C8	25.83'	16.00'	92°29'20"	N43° 19' 39"E 23.11'
C9	20.87'	30.00'	39°51'29"	N70° 20' 48"W 20.45'
C10	54.97'	49.00'	64°16'32"	S58° 06' 48"E 52.13'
C11	20.73'	49.00'	24°14'29"	S13° 51' 17"E 20.58'
C12	1.27'	49.00'	1°28'59"	S0° 59' 33"E 1.27'
C13	28.81'	49.00'	33°41'35"	S16° 35' 44"W 28.40'
C14	20.14'	49.00'	23°33'08"	S45° 13' 06"W 20.00'
C15	28.01'	49.00'	32°45'16"	S73° 22' 18"W 27.63'
C16	30.33'	20.00'	86°54'04"	S47° 55' 10"W 27.51'
C17	18.86'	25.00'	43°13'14"	S41° 08' 51"W 18.41'
C18	9.84'	44.00'	12°48'27"	N26° 15' 49"E 9.82'
C19	44.35'	44.00'	57°44'50"	N61° 32' 27"E 42.49'
C20	2.94'	25.00'	6°44'05"	N86° 27' 44"E 2.94'
C21	33.46'	25.00'	76°41'31"	N44° 44' 56"E 31.02'
C22	2.90'	25.00'	6°39'15"	N3° 04' 33"E 2.90'
C23	18.80'	25.00'	43°05'40"	N21° 47' 54"W 18.36'
C24	20.47'	25.00'	46°54'20"	N66° 47' 54"W 19.90'
C25	21.64'	30.00'	41°19'48"	N69° 05' 02"E 21.17'

LEGEND:
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET WITH YELLOW CAP
STAMPED "TXHS"
VOL., PG. VOLUME, PAGE
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
W.E. WATER EASEMENT (BY THIS PLAT)

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040
PAGE 1 OF 2

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING that tract of land situated in the W.H. Baird Survey, Abstract No. 25 in the City of Rockwall, Rockwall County, Texas, and being that tract of land described in General Warranty Deed with Vendor's Lien to JOHN KING OC, LLC recorded in Instrument Number 2022000001403, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for corner, said corner being the southeast corner of Lot 1, Block 1 of Rockwall Bypass Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet H, Sheet 325, Map Records, Rockwall County, Texas, and being in the west right-of-way line of John King Boulevard (State Highway 205 Bypass)(110 foot right-of-way);

THENCE South 01 degrees 04 minutes 45 seconds East, along the west right-of-way line of said John King Boulevard, a distance of 349.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of Lot 6, Block X of Meadowcreek Estates Phase IV, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 89, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 11 minutes 53 seconds West, along the north line of said Lot 6, Block X, passing a 1/2 inch iron rod found at a distance of 44.81 feet, continuing along the north line of Lot 61, Block K of said Meadowcreek Estates Phase IV, passing a 1/2 inch iron rod found at a distance of 80.64 feet, and continuing along the north right-of-way line of a 20 foot alley for a total distance of 294.31 feet to a 1/2 inch iron rod found for corner, said corner being the southeast corner of Lot 12, Block K of said Meadowcreek Estates Phase IV;

THENCE North 01 degrees 02 minutes 01 seconds West, along the east line of said Lot 12, Block K, passing a 1/2 inch iron rod found at a distance of 165.28 feet, and continuing along the east line of said Lot 11, Block K of said Meadowcreek Estates Phase IV for a total distance of 349.61 feet to a 1/2 inch iron rod found for corner, said corner being in the south line of said Lot 1, Block 1;

THENCE North 89 degrees 10 minutes 30 seconds East, along the south line of said Lot 1, Block 1, a distance of 294.03 feet back to the POINT OF BEGINNING and containing 102,859 square feet or 2.361 acres of land more or less.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **JOHN KING OFFICE PARK** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the JOHN KING OFFICE PARK subdivision have been notified and signed this plat. I 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 also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements 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 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, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.

JOHN KING OC, LLC, a Texas limited liability company

Aaron Davis
Manager, JOHN KING OC, LLC, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Aaron Davis, Manager, JOHN KING OC, LLC, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Signature

GENERAL NOTES:

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

2) Bearings and elevations are based on NAD83, North American Datum of 1983.

3) The purpose of this plat is to create one lot from an unplatted tract of land.

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

Gary E. Johnson, R.P.L.S. No. 5299

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 _____, 2023.

The 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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
JOHN KING OC, LLC
709 W. RUSK STREET
ROCKWALL, TEXAS 75087
AARON DAVIS - MANAGER

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: November 1, 2023
APPLICANT: Aaron Davis; *John King, LLC*
CASE NUMBER: P2023-033; *Final Plat for Lot 1 Block A, John King Office Park*

SUMMARY

Consider a request by Aaron Davis of John King, LLC for the approval of a Final Plat for Lot 1, Block A, John King Office Park being a 2.361-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1940 S. John King Boulevard, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 2.361-acre parcel of land (*i.e. Tract 1-2 of the W.H. Baird Survey, Abstract No. 25*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, John King Office Park*) and establishing the necessary access, fire lane, and utility easements for the construction of five (5) (*i.e. two [2] buildings at 3,680 SF and three [3] buildings at 4,368 SF*) office buildings on the subject property.
- Background. The subject property was originally annexed into the City of Rockwall on September 16, 1974 by *Ordinance No. 74-25*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved to a zoning change [*Ordinance No. 74-32*] for the subject property from an Agricultural (AG) District to Planned Development District 10 (PD-10) for Commercial (C) District land uses. The Planned Development District has been amended seven (7) times by *Ordinance No.'s 96-03, 00-08, 04-25, 04-40, 12-13, 13-39 & 20-30* since the original ordinance adoption; however, the zoning designation of the subject property has not changed since *Ordinance No. 74-32*. On August 9, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-040*] to construct five (5) (*i.e. two [2] buildings at 3,680 SF and three [3] buildings at 4,368 SF*) office buildings on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Lot 1, Block A, John King Office Park staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat 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.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 10/26/2023

PROJECT NUMBER: P2023-033
PROJECT NAME: Lot 1, Block A, John King Office Park
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Aaron Davis of John King, LLC for the approval of a Final Plat for Lot 1, Block A, John King Office Park being a 2.361-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1940 S. John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/26/2023	Approved w/ Comments

10/26/2023: P2023-033: Final Plat for Lot 1, Block A, John King Office Park
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Aaron Davis of John King, LLC for the approval of a Final Plat for Lot 1, Block A, John King Office Park being a 2.361-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1940 S. John King Boulevard.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2023-033) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat
Lot 1, Block A
John King Office Park
Being one (1) lot
2.3161-Acres Or 100,899.316 SF
Situated within the
W.H. Baird Survey, Abstract No. 25
City of Rockwall, Rockwall County, Texas

M.5 Indicate any existing or proposed corner clips. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Provide the following Signature Block on the second page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- *being an addition to the City of Rockwall, Texas* -- was approved by the City Council of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

M.7 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

M.8 Provide the new Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Record all owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions adjoining platted land by record name and by deed record volume and page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023
City Council: November 6, 2023

I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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ENGINEERING

Madelyn Price

10/24/2023

Approved w/ Comments

-
- 10/24/2023: 1. Not a fire lane.
2. Show and label the 10' pedestrian easement along this frontage.
3. Easement.
4. Show all building lines.
5. Show the 10' utility easement shown on the civil plans.

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

BUILDING

Craig Foshee

10/26/2023

Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

FIRE

Ariana Kistner

10/24/2023

Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

GIS

Lance Singleton

10/23/2023

Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

POLICE

Chris Cleveland

10/24/2023

Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

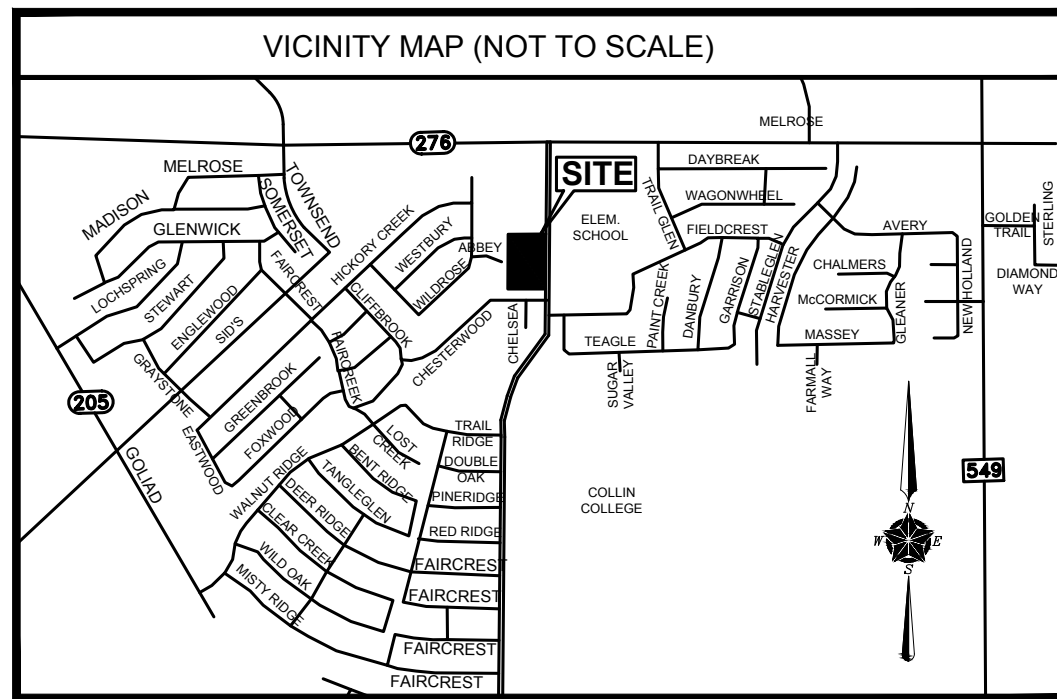
PARKS

Travis Sales

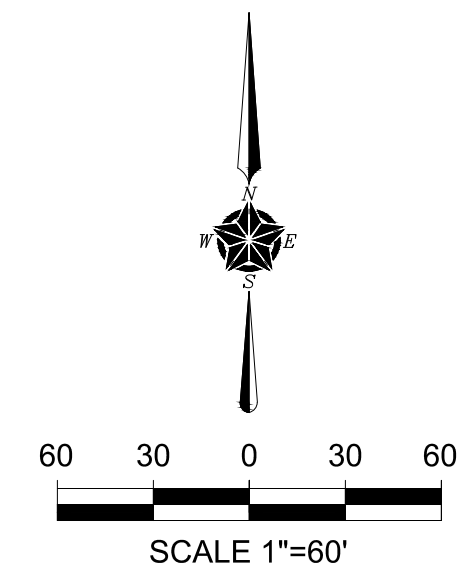
10/24/2023

Approved

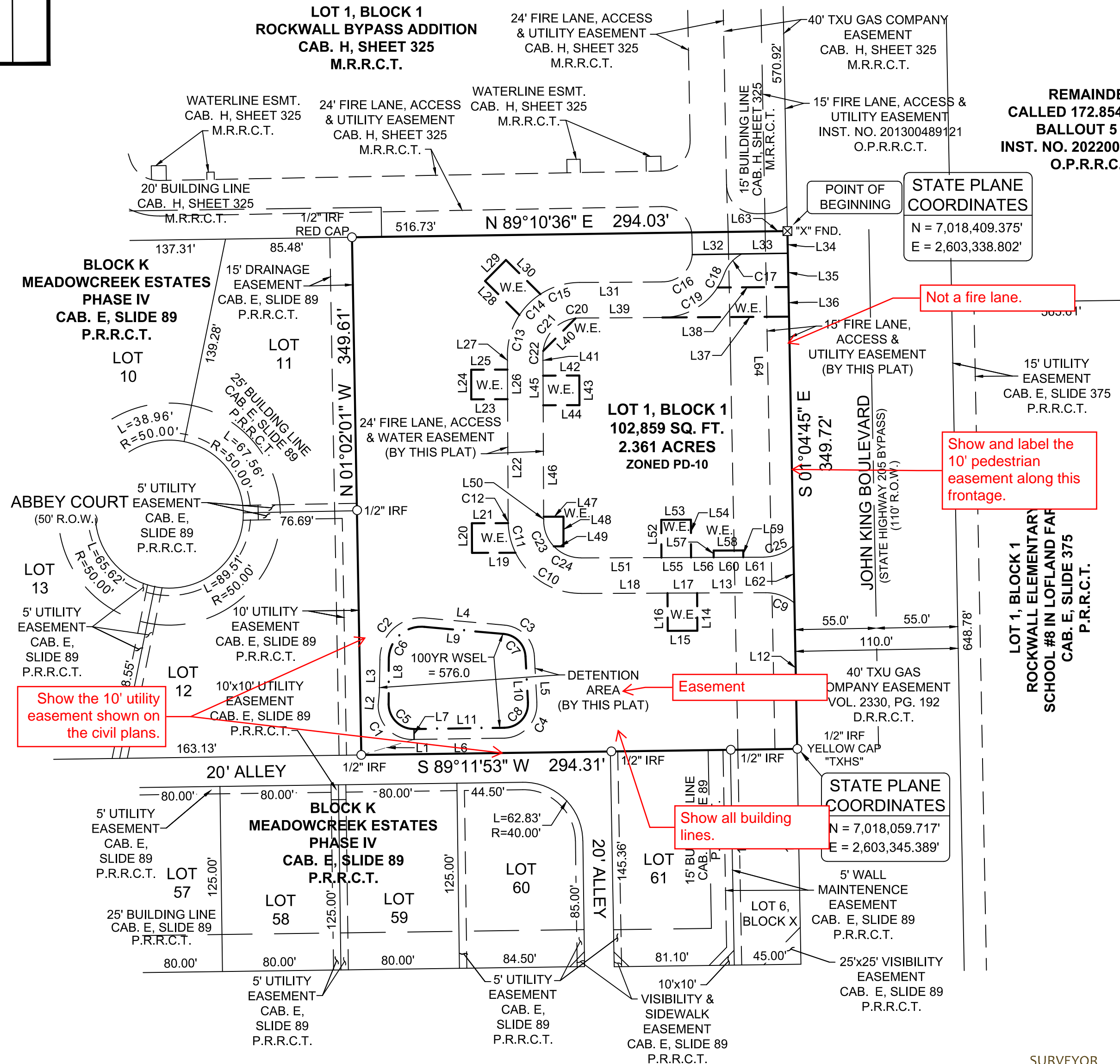
No Comments



PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE EASEMENTS ON-SITE



EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	37.15'	N73°34'51"E	L33	30.94'	N89°10'36"E
L2	8.71'	N4°51'23"E	L34	15.00'	N1°04'43"W
L3	21.38'	N0°56'18"E	L35	22.80'	S1°04'47"E
L4	54.02'	S84°52'47"E	L36	20.00'	S1°04'45"E
L5	31.42'	S3°02'51"E	L37	85.56'	N89°37'06"E
L6	61.10'	S89°09'53"W	L38	47.82'	S89°37'06"W
L7	7.00'	N0°25'41"W	L39	55.66'	N89°37'06"E
L8	30.04'	S0°10'00"W	L40	31.02'	S44°44'56"W
L9	54.02'	N84°52'47"W	L41	13.81'	N0°15'04"W
L10	31.42'	N3°02'51"W	L42	24.50'	N89°44'56"E
L11	61.10'	N89°09'53"E	L43	20.00'	S0°15'04"E
L12	98.66'	N1°04'45"W	L44	24.50'	S89°44'56"W
L13	46.33'	N89°44'59"E	L45	20.00'	N0°15'04"W
L14	25.48'	S0°15'04"E	L46	75.25'	S0°15'04"E
L15	20.00'	S89°44'56"W	L47	13.36'	N89°54'07"E
L16	25.48'	N0°15'04"W	L48	20.00'	S0°05'53"E
L17	20.00'	N89°44'59"E	L49	6.56'	S89°54'07"W
L18	58.42'	N89°44'59"E	L50	2.94'	N0°15'04"W
L19	29.36'	S89°44'56"W	L51	54.42'	S89°44'56"W
L20	20.00'	N0°15'04"W	L52	25.48'	N0°15'04"W
L21	24.52'	N89°44'56"E	L53	20.00'	N89°44'56"E
L22	82.41'	S0°15'04"E	L54	25.48'	S0°15'04"E
L23	24.50'	S89°44'56"W	L55	20.00'	S89°44'56"W
L24	20.00'	N0°15'04"W	L56	15.25'	S89°44'56"W
L25	24.50'	N89°44'56"E	L57	4.57'	N0°15'04"W
L26	20.00'	S0°15'04"E	L58	20.00'	N89°44'56"E
L27	9.59'	S0°15'04"E	L59	4.57'	S0°15'04"E
L28	32.64'	N45°15'04"W	L60	20.00'	S89°44'56"W
L29	20.00'	N44°44'56"E	L61	13.94'	S89°44'56"W
L30	32.81'	S45°15'04"E	L62	38.44'	S1°04'45"E
L31	55.64'	S89°37'06"W	L63	15.00'	N89°10'36"E
L32	33.56'	N89°10'36"E	L64	349.59'	N1°04'45"W



REMAINDER CALLED 172.854 ACRES BALLOUT 5 LLC INST. NO. 20220000021793 O.P.R.R.C.T.

STATE PLANE COORDINATES
N = 7,018,409.375'
E = 2,603,338.802'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	38.02'	22.97'	94°51'27"	S45° 37' 28"E 33.82'
C2	46.89'	28.00'	95°56'27"	S47° 09' 00"W 41.60'
C3	31.47'	22.00'	81°57'46"	N43° 53' 54"W 28.86'
C4	36.24'	22.65'	91°38'55"	N42° 04' 51"E 32.50'
C5	26.59'	17.00'	89°36'27"	S45° 37' 28"E 23.96'
C6	36.84'	22.00'	95°56'27"	S47° 08' 59"W 32.68'
C7	22.89'	16.00'	81°57'46"	N43° 53' 54"W 20.99'
C8	25.83'	16.00'	92°29'20"	N43° 19' 39"E 23.11'
C9	20.87'	30.00'	39°51'29"	N70° 20' 48"W 20.45'
C10	54.97'	49.00'	64°16'32"	S58° 06' 48"E 52.13'
C11	20.73'	49.00'	24°14'29"	S13° 51' 17"E 20.58'
C12	1.27'	49.00'	1°28'59"	S0° 59' 33"E 1.27'
C13	28.81'	49.00'	33°41'35"	S16° 35' 44"W 28.40'
C14	20.14'	49.00'	23°33'08"	S45° 13' 06"W 20.00'
C15	28.01'	49.00'	32°45'16"	S73° 22' 18"W 27.63'
C16	30.33'	20.00'	86°54'04"	S47° 55' 10"W 27.51'
C17	18.86'	25.00'	43°13'14"	S41° 08' 51"W 18.41'
C18	9.84'	44.00'	12°48'27"	N26° 15' 49"E 9.82'
C19	44.35'	44.00'	57°44'50"	N61° 32' 27"E 42.49'
C20	2.94'	25.00'	6°44'05"	N86° 27' 44"E 2.94'
C21	33.46'	25.00'	76°41'31"	N44° 44' 56"E 31.02'
C22	2.90'	25.00'	6°39'15"	N3° 04' 33"E 2.90'
C23	18.80'	25.00'	43°05'40"	N21° 47' 54"W 18.36'
C24	20.47'	25.00'	46°54'20"	N66° 47' 54"W 19.90'
C25	21.64'	30.00'	41°19'48"	N69° 05' 02"E 21.17'

LEGEND:
 CM CONTROLLING MONUMENT
 IRF IRON ROD FOUND
 IRS IRON ROD SET WITH YELLOW CAP
 STAMPED "TXHS"
 VOLUME, PAGE
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 W.E. WATER EASEMENT (BY THIS PLAT)

ENGINEER
 MONK CONSULTING ENGINEERS, INC.
 1200 W. STATE STREET
 GARLAND, TEXAS 75040
 attn: JERRY MONK

OWNER
 LITTLE GENIUS OF TEXAS, LLC
 a Texas limited liability company
 436 QUAIL CREEK DRIVE
 MURPHY, TEXAS 75094
 attn: VINOD SHARMA, President

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300

FINAL PLAT
JOHN KING OFFICE PARK
 LOT 1, BLOCK A
 1 LOT
 102,859 SQUARE FEET / 2.361 ACRES
 BEING A TRACT OF LAND SITUATED IN THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. SP2022-040
 PAGE 1 OF 2

DATE: 09/18/2023 / JOB # 2201036-4 / SCALE= 1" = 60' / DRAWN: KO



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-033

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

1940 S JOHN KING

SUBDIVISION

JOHN KING OFFICE PARK

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-10/C

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

2.36

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

JOHN KING, LLC

APPLICANT

CONTACT PERSON

AARON DAVIS

CONTACT PERSON

ADDRESS

709 W RUSK

ADDRESS

CITY, STATE & ZIP

ROCKWALL TX

CITY, STATE & ZIP

PHONE

214-557-9093

PHONE

E-MAIL

aaron@sbmres.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

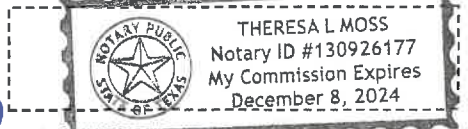
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, 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 20 DAY OF October 2023

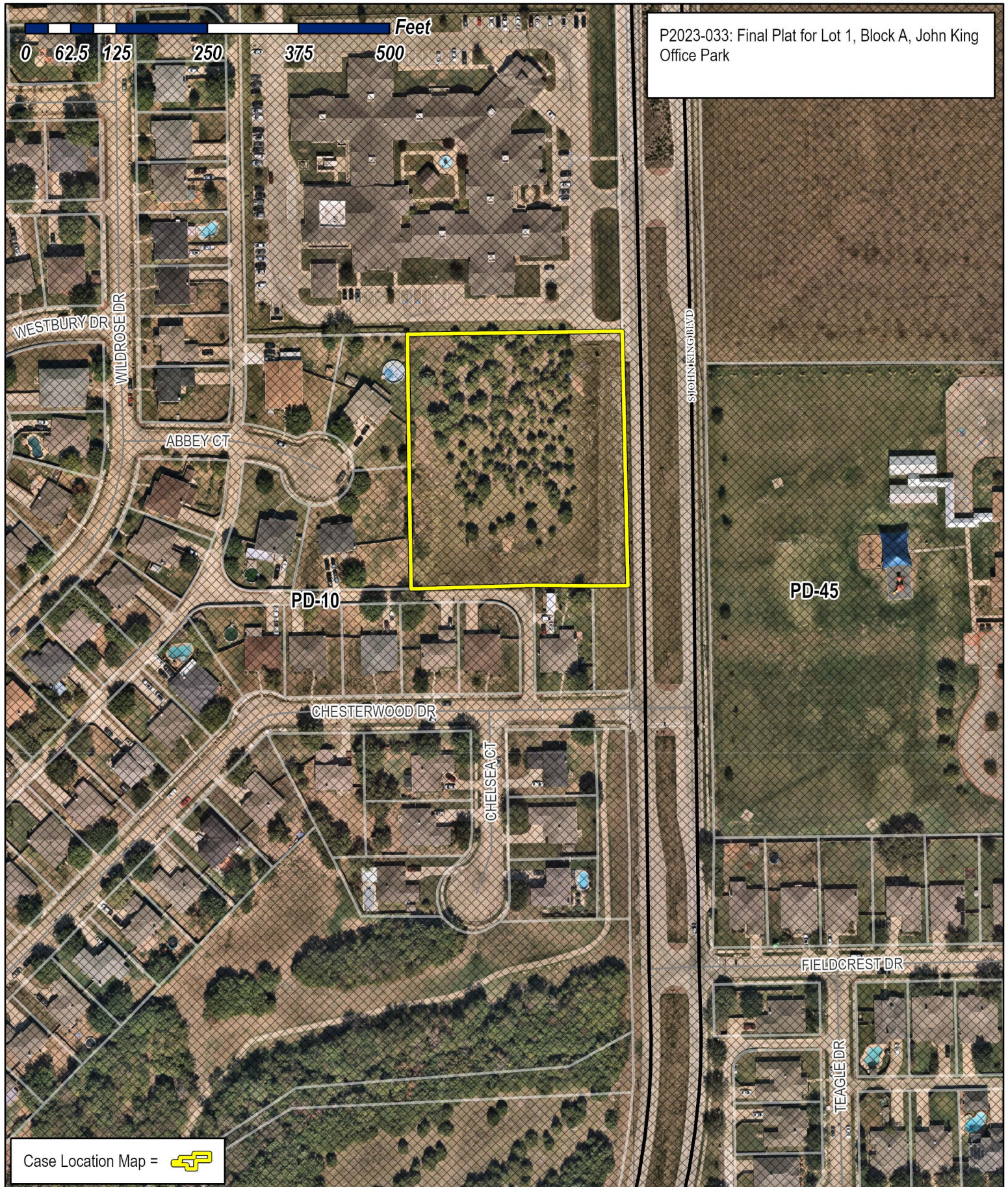
OWNER'S SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2023-033: Final Plat for Lot 1, Block A, John King Office Park

Case Location Map = 

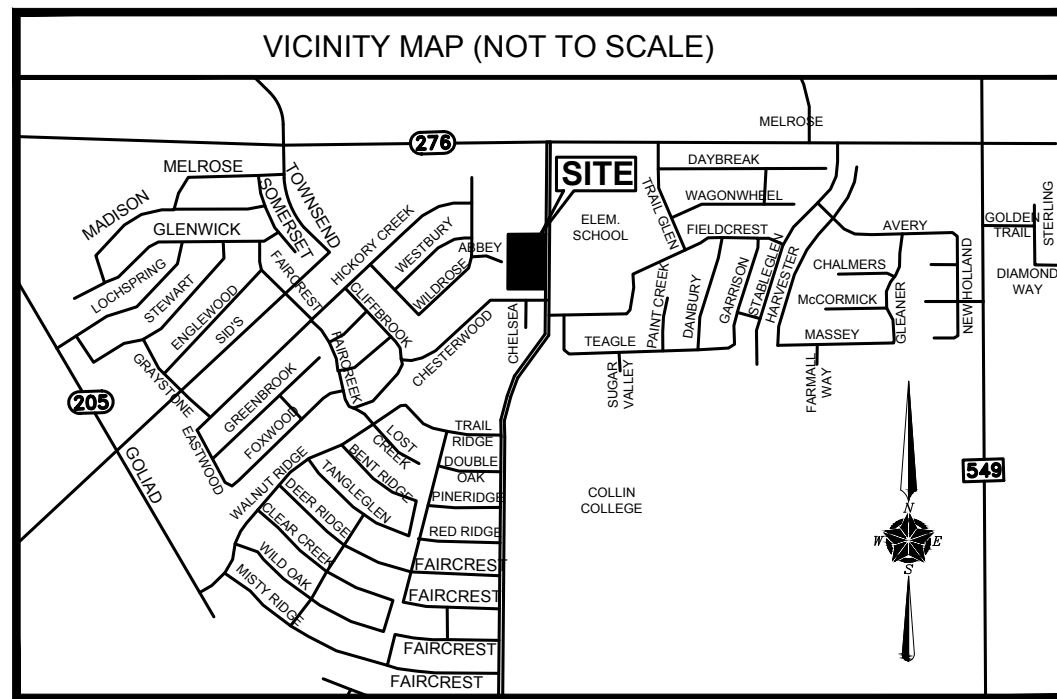


City of Rockwall

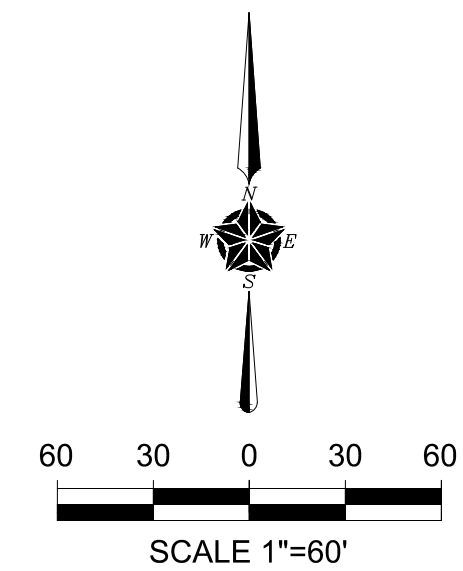
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

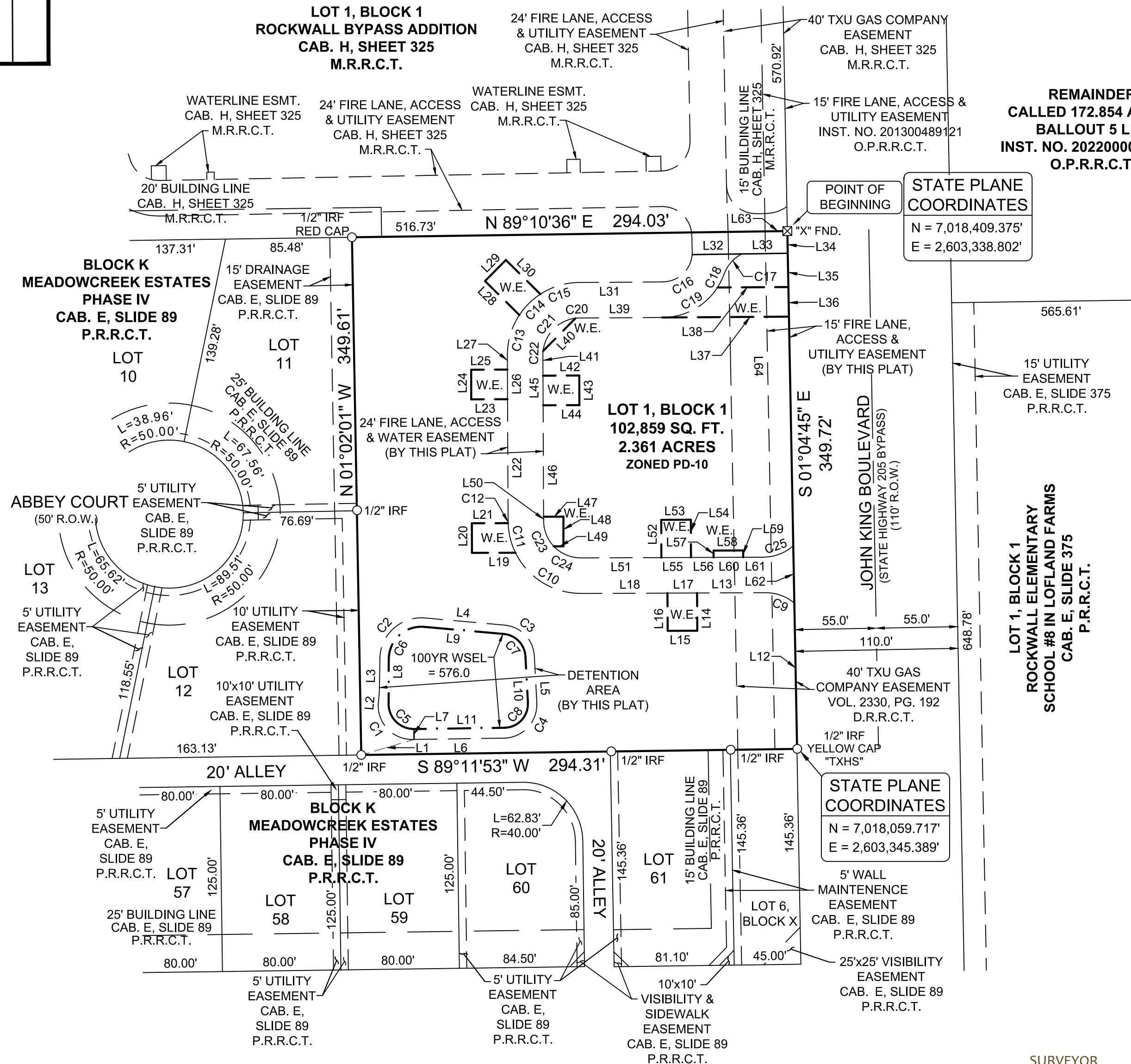




PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE EASEMENTS ON-SITE



EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	37.15'	N73°34'51"E	L33	30.94'	N89°10'36"E
L2	8.71'	N4°51'23"E	L34	15.00'	N1°04'43"W
L3	21.38'	N0°56'18"E	L35	22.80'	S1°04'47"E
L4	54.02'	S84°52'47"E	L36	20.00'	S1°04'45"E
L5	31.42'	S3°02'51"E	L37	85.56'	N89°37'06"E
L6	61.10'	S89°09'53"W	L38	47.82'	S89°37'06"W
L7	7.00'	N0°25'41"W	L39	55.66'	N89°37'06"E
L8	30.04'	S0°10'00"W	L40	31.02'	S44°44'56"W
L9	54.02'	N84°52'47"W	L41	13.81'	N0°15'04"W
L10	31.42'	N3°02'51"W	L42	24.50'	N89°44'56"E
L11	61.10'	N89°09'53"E	L43	20.00'	S0°15'04"E
L12	98.66'	N1°04'45"W	L44	24.50'	S89°44'56"W
L13	46.33'	N89°44'59"E	L45	20.00'	N0°15'04"W
L14	25.48'	S0°15'04"E	L46	75.25'	S0°15'04"E
L15	20.00'	S89°44'56"W	L47	13.36'	N89°54'07"E
L16	25.48'	N0°15'04"W	L48	20.00'	S0°05'53"E
L17	20.00'	N89°44'59"E	L49	6.56'	S89°54'07"W
L18	58.42'	N89°44'59"E	L50	2.94'	N0°15'04"W
L19	29.36'	S89°44'56"W	L51	54.42'	S89°44'56"W
L20	20.00'	N0°15'04"W	L52	25.48'	N0°15'04"W
L21	24.52'	N89°44'56"E	L53	20.00'	N89°44'56"E
L22	82.41'	S0°15'04"E	L54	25.48'	S0°15'04"E
L23	24.50'	S89°44'56"W	L55	20.00'	S89°44'56"W
L24	20.00'	N0°15'04"W	L56	15.25'	S89°44'56"W
L25	24.50'	N89°44'56"E	L57	4.57'	N0°15'04"W
L26	20.00'	S0°15'04"E	L58	20.00'	N89°44'56"E
L27	9.59'	S0°15'04"E	L59	4.57'	S0°15'04"E
L28	32.64'	N45°15'04"W	L60	20.00'	S89°44'56"W
L29	20.00'	N44°44'56"E	L61	13.94'	S89°44'56"W
L30	32.81'	S45°15'04"E	L62	38.44'	S1°04'45"E
L31	55.64'	S89°37'06"W	L63	15.00'	N89°10'36"E
L32	33.56'	N89°10'36"E	L64	349.59'	N1°04'45"W



REMAINDER CALLED 172.854 ACRES BALLOUT 5 LLC INST. NO. 20220000021793 O.P.R.R.C.T.

STATE PLANE COORDINATES
N = 7,018,409.375'
E = 2,603,338.802'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	38.02'	22.97'	94°51'27"	S45° 37' 28"E 33.82'
C2	46.89'	28.00'	95°56'27"	S47° 09' 00"W 41.60'
C3	31.47'	22.00'	81°57'46"	N43° 53' 54"W 28.86'
C4	36.24'	22.65'	91°38'55"	N42° 04' 51"E 32.50'
C5	26.59'	17.00'	89°36'27"	S45° 37' 28"E 23.96'
C6	36.84'	22.00'	95°56'27"	S47° 08' 59"W 32.68'
C7	22.89'	16.00'	81°57'46"	N43° 53' 54"W 20.99'
C8	25.83'	16.00'	92°29'20"	N43° 19' 39"E 23.11'
C9	20.87'	30.00'	39°51'29"	N70° 20' 48"W 20.45'
C10	54.97'	49.00'	64°16'32"	S58° 06' 48"E 52.13'
C11	20.73'	49.00'	24°14'29"	S13° 51' 17"E 20.58'
C12	1.27'	49.00'	1°28'59"	S0° 59' 33"E 1.27'
C13	28.81'	49.00'	33°41'35"	S16° 35' 44"W 28.40'
C14	20.14'	49.00'	23°33'08"	S45° 13' 06"W 20.00'
C15	28.01'	49.00'	32°45'16"	S73° 22' 18"W 27.63'
C16	30.33'	20.00'	86°54'04"	S47° 55' 10"W 27.51'
C17	18.86'	25.00'	43°13'14"	S41° 08' 51"W 18.41'
C18	9.84'	44.00'	12°48'27"	N26° 15' 49"E 9.82'
C19	44.35'	44.00'	57°44'50"	N61° 32' 27"E 42.49'
C20	2.94'	25.00'	6°44'05"	N86° 27' 44"E 2.94'
C21	33.46'	25.00'	76°41'31"	N44° 44' 56"E 31.02'
C22	2.90'	25.00'	6°39'15"	N3° 04' 33"E 2.90'
C23	18.80'	25.00'	43°05'40"	N21° 47' 54"W 18.36'
C24	20.47'	25.00'	46°54'20"	N66° 47' 54"W 19.90'
C25	21.64'	30.00'	41°19'48"	N69° 05' 02"E 21.17'

LEGEND:
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG. DEED RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T. INSTRUMENT NUMBER
INST. NO. WATER EASEMENT (BY THIS PLAT)
W.E.

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040
PAGE 1 OF 2

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING that tract of land situated in the W.H. Baird Survey, Abstract No. 25 in the City of Rockwall, Rockwall County, Texas, and being that tract of land described in General Warranty Deed with Vendor's Lien to JOHN KING OC, LLC recorded in Instrument Number 2022000001403, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for corner, said corner being the southeast corner of Lot 1, Block 1 of Rockwall Bypass Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet H, Sheet 325, Map Records, Rockwall County, Texas, and being in the west right-of-way line of John King Boulevard (State Highway 205 Bypass)(110 foot right-of-way);

THENCE South 01 degrees 04 minutes 45 seconds East, along the west right-of-way line of said John King Boulevard, a distance of 349.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of Lot 6, Block X of Meadowcreek Estates Phase IV, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 89, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 11 minutes 53 seconds West, along the north line of said Lot 6, Block X, passing a 1/2 inch iron rod found at a distance of 44.81 feet, continuing along the north line of Lot 61, Block K of said Meadowcreek Estates Phase IV, passing a 1/2 inch iron rod found at a distance of 80.64 feet, and continuing along the north right-of-way line of a 20 foot alley for a total distance of 294.31 feet to a 1/2 inch iron rod found for corner, said corner being the southeast corner of Lot 12, Block K of said Meadowcreek Estates Phase IV;

THENCE North 01 degrees 02 minutes 01 seconds West, along the east line of said Lot 12, Block K, passing a 1/2 inch iron rod found at a distance of 165.28 feet, and continuing along the east line of said Lot 11, Block K of said Meadowcreek Estates Phase IV for a total distance of 349.61 feet to a 1/2 inch iron rod found for corner, said corner being in the south line of said Lot 1, Block 1;

THENCE North 89 degrees 10 minutes 30 seconds East, along the south line of said Lot 1, Block 1, a distance of 294.03 feet back to the POINT OF BEGINNING and containing 102,859 square feet or 2.361 acres of land more or less.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **JOHN KING OFFICE PARK** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the JOHN KING OFFICE PARK subdivision have been notified and signed this plat. I 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 also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements 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 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, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.

JOHN KING OC, LLC, a Texas limited liability company

Aaron Davis
Manager, JOHN KING OC, LLC, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Aaron Davis, Manager, JOHN KING OC, LLC, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Signature

GENERAL NOTES:

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

2) Bearings and elevations are based on NAD83, North American Datum of 1983.

3) The purpose of this plat is to create one lot from an unplatted tract of land.

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

Gary E. Johnson, R.P.L.S. No. 5299

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 _____, 2023.

The 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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
JOHN KING OC, LLC
709 W. RUSK STREET
ROCKWALL, TEXAS 75087
AARON DAVIS - MANAGER

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040

closure 10-17-23.txt

Parcel name: 3

North: 7025190.7387	East : 2595707.5326
Line Course: N 00-02-56 E	Length: 102.27
North: 7025293.0087	East : 2595707.6198
Line Course: N 89-22-27 E	Length: 141.63
North: 7025294.5557	East : 2595849.2414
Line Course: S 14-59-50 E	Length: 57.04
North: 7025239.4586	East : 2595864.0017
Line Course: S 15-41-07 E	Length: 50.98
North: 7025190.3770	East : 2595877.7843
Line Course: N 89-52-39 W	Length: 170.26
North: 7025190.7410	East : 2595707.5247

Perimeter: 522.18 Area: 16,088 Sq Ft 0.369 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0081 Course: N 73-52-41 W
Error North: 0.00226 East : -0.00783
Precision 1: 64,466.67



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: November 6, 2023
APPLICANT: Aaron Davis; *John King, LLC*
CASE NUMBER: P2023-033; *Final Plat for Lot 1 Block A, John King Office Park*

SUMMARY

Consider a request by Aaron Davis of John King, LLC for the approval of a Final Plat for Lot 1, Block A, John King Office Park being a 2.361-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1940 S. John King Boulevard, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 2.361-acre parcel of land (*i.e. Tract 1-2 of the W.H. Baird Survey, Abstract No. 25*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, John King Office Park*) and establishing the necessary access, fire lane, and utility easements for the construction of five (5) (*i.e. two [2] buildings at 3,680 SF and three [3] buildings at 4,368 SF*) office buildings on the subject property.
- Background. The subject property was originally annexed into the City of Rockwall on September 16, 1974 by *Ordinance No. 74-25*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved to a zoning change [*Ordinance No. 74-32*] for the subject property from an Agricultural (AG) District to Planned Development District 10 (PD-10) for Commercial (C) District land uses. The Planned Development District has been amended seven (7) times by *Ordinance No.'s 96-03, 00-08, 04-25, 04-40, 12-13, 13-39 & 20-30* since the original ordinance adoption; however, the zoning designation of the subject property has not changed since *Ordinance No. 74-32*. On August 9, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-040*] to construct five (5) (*i.e. two [2] buildings at 3,680 SF and three [3] buildings at 4,368 SF*) office buildings on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lot 1, Block A, John King Office Park* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat 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 November 1, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 4-0, with Commissioners Deckard, Conway, and Llewellyn absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-033

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

1940 S JOHN KING

SUBDIVISION

JOHN KING OFFICE PARK

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-10/C

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

2.36

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

JOHN KING, LLC

APPLICANT

CONTACT PERSON

AARON DAVIS

CONTACT PERSON

ADDRESS

709 W RUSK

ADDRESS

CITY, STATE & ZIP

ROCKWALL TX

CITY, STATE & ZIP

PHONE

214-557-9093

PHONE

E-MAIL

aaron@sbmres.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

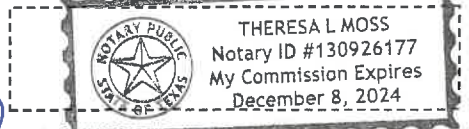
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, 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 20 DAY OF October, 2023

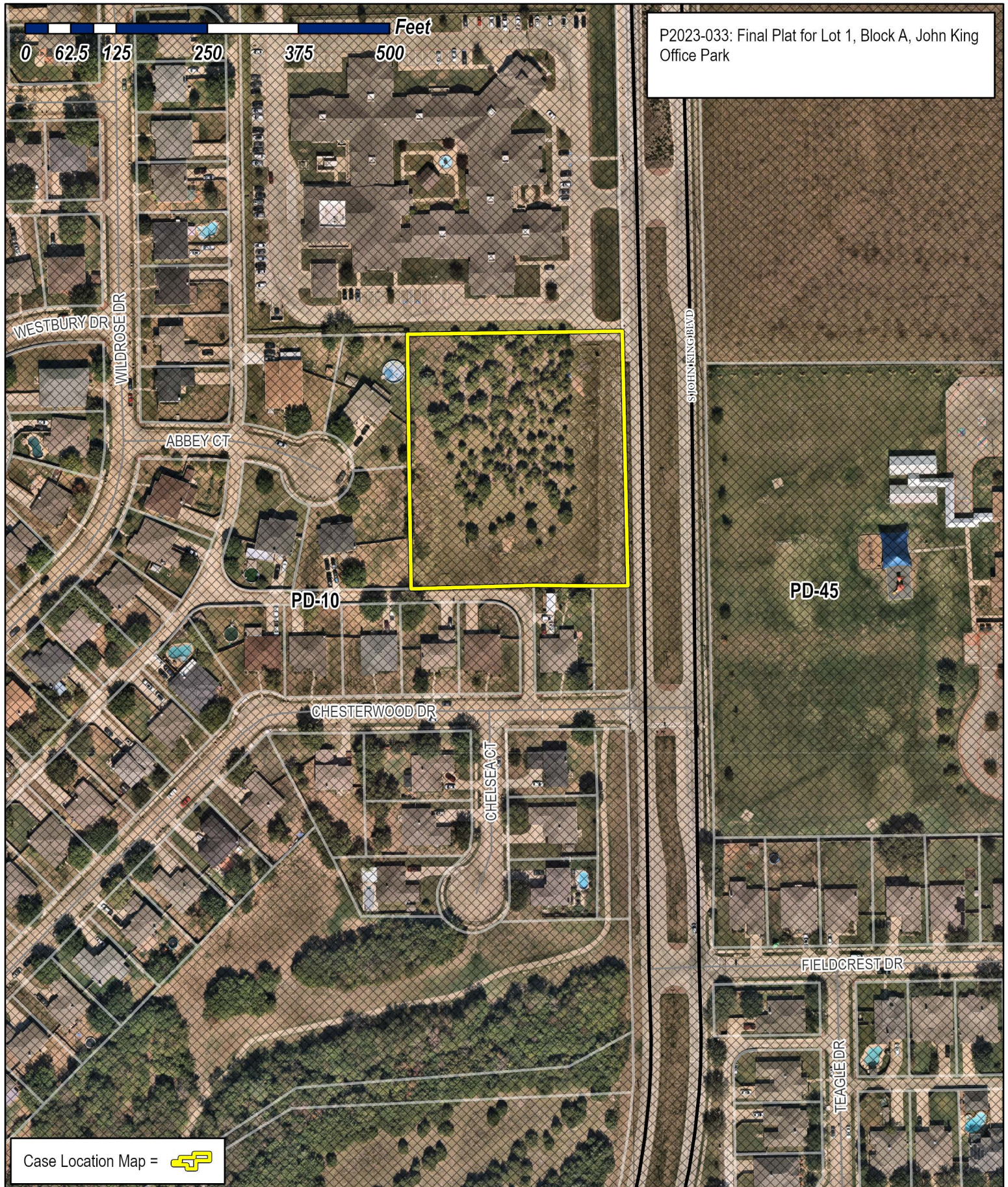
OWNER'S SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2023-033: Final Plat for Lot 1, Block A, John King Office Park

Case Location Map = 

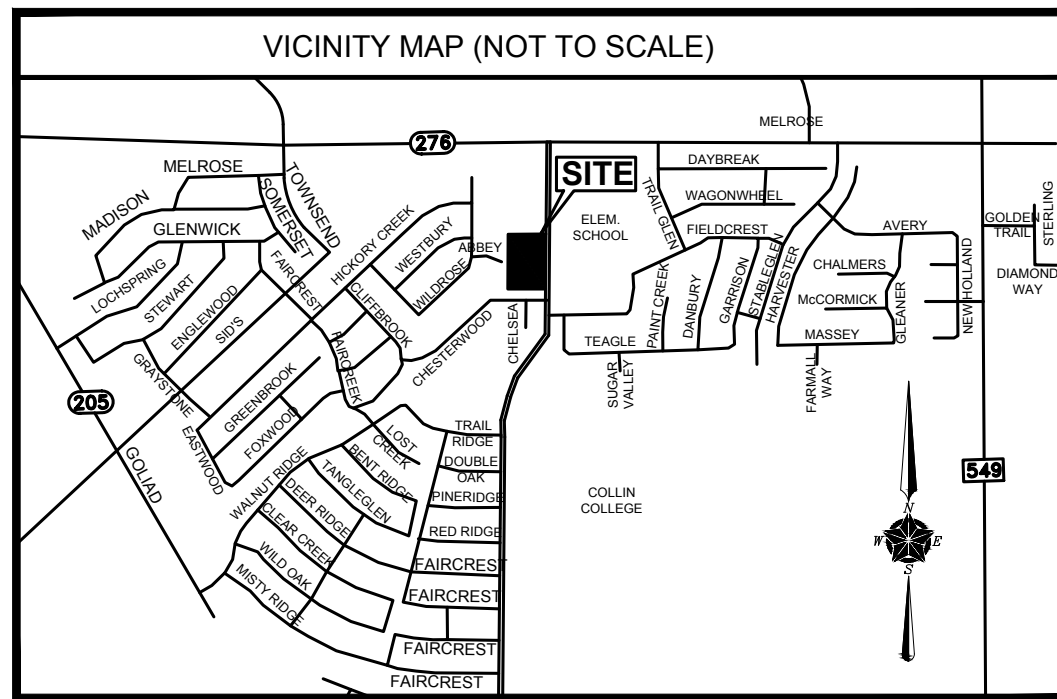


City of Rockwall

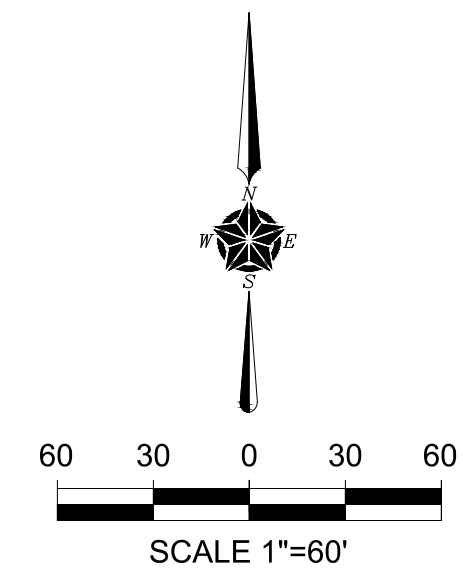
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

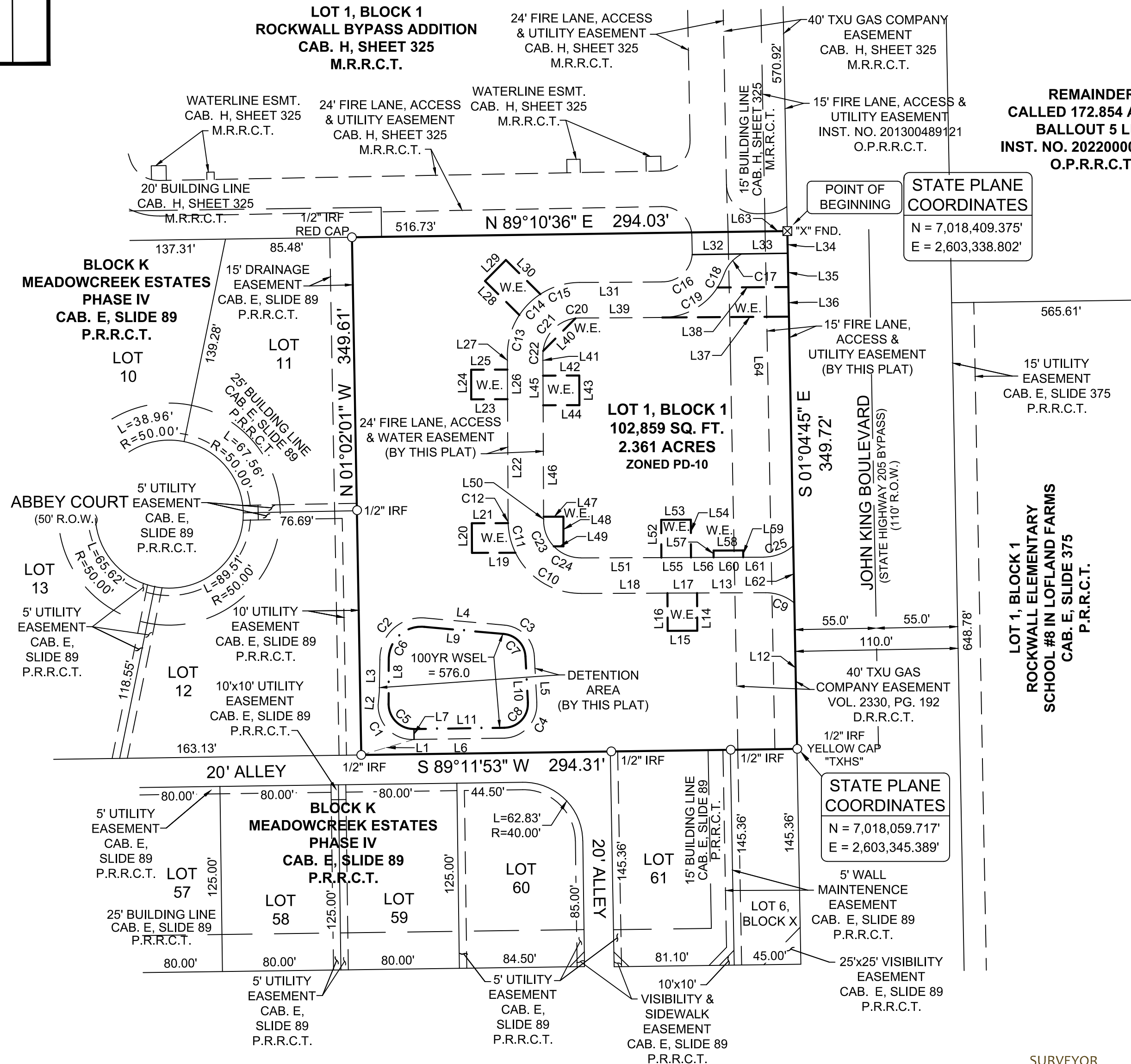




PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE EASEMENTS ON-SITE



EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	37.15'	N73°34'51"E	L33	30.94'	N89°10'36"E
L2	8.71'	N4°51'23"E	L34	15.00'	N1°04'43"W
L3	21.38'	N0°56'18"E	L35	22.80'	S1°04'47"E
L4	54.02'	S84°52'47"E	L36	20.00'	S1°04'45"E
L5	31.42'	S3°02'51"E	L37	85.56'	N89°37'06"E
L6	61.10'	S89°09'53"W	L38	47.82'	S89°37'06"W
L7	7.00'	N0°25'41"W	L39	55.66'	N89°37'06"E
L8	30.04'	S0°10'00"W	L40	31.02'	S44°44'56"W
L9	54.02'	N84°52'47"W	L41	13.81'	N0°15'04"W
L10	31.42'	N3°02'51"W	L42	24.50'	N89°44'56"E
L11	61.10'	N89°09'53"E	L43	20.00'	S0°15'04"E
L12	98.66'	N1°04'45"W	L44	24.50'	S89°44'56"W
L13	46.33'	N89°44'59"E	L45	20.00'	N0°15'04"W
L14	25.48'	S0°15'04"E	L46	75.25'	S0°15'04"E
L15	20.00'	S89°44'56"W	L47	13.36'	N89°54'07"E
L16	25.48'	N0°15'04"W	L48	20.00'	S0°05'53"E
L17	20.00'	N89°44'59"E	L49	6.56'	S89°54'07"W
L18	58.42'	N89°44'59"E	L50	2.94'	N0°15'04"W
L19	29.36'	S89°44'56"W	L51	54.42'	S89°44'56"W
L20	20.00'	N0°15'04"W	L52	25.48'	N0°15'04"W
L21	24.52'	N89°44'56"E	L53	20.00'	N89°44'56"E
L22	82.41'	S0°15'04"E	L54	25.48'	S0°15'04"E
L23	24.50'	S89°44'56"W	L55	20.00'	S89°44'56"W
L24	20.00'	N0°15'04"W	L56	15.25'	S89°44'56"W
L25	24.50'	N89°44'56"E	L57	4.57'	N0°15'04"W
L26	20.00'	S0°15'04"E	L58	20.00'	N89°44'56"E
L27	9.59'	S0°15'04"E	L59	4.57'	S0°15'04"E
L28	32.64'	N45°15'04"W	L60	20.00'	S89°44'56"W
L29	20.00'	N44°44'56"E	L61	13.94'	S89°44'56"W
L30	32.81'	S45°15'04"E	L62	38.44'	S1°04'45"E
L31	55.64'	S89°37'06"W	L63	15.00'	N89°10'36"E
L32	33.56'	N89°10'36"E	L64	349.59'	N1°04'45"W



REMAINDER CALLED 172.854 ACRES BALLOUT 5 LLC INST. NO. 20220000021793 O.P.R.R.C.T.

STATE PLANE COORDINATES
N = 7,018,409.375'
E = 2,603,338.802'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	38.02'	22.97'	94°51'27"	S45° 37' 28"E 33.82'
C2	46.89'	28.00'	95°56'27"	S47° 09' 00"W 41.60'
C3	31.47'	22.00'	81°57'46"	N43° 53' 54"W 28.86'
C4	36.24'	22.65'	91°38'55"	N42° 04' 51"E 32.50'
C5	26.59'	17.00'	89°36'27"	S45° 37' 28"E 23.96'
C6	36.84'	22.00'	95°56'27"	S47° 08' 59"W 32.68'
C7	22.89'	16.00'	81°57'46"	N43° 53' 54"W 20.99'
C8	25.83'	16.00'	92°29'20"	N43° 19' 39"E 23.11'
C9	20.87'	30.00'	39°51'29"	N70° 20' 48"W 20.45'
C10	54.97'	49.00'	64°16'32"	S58° 06' 48"E 52.13'
C11	20.73'	49.00'	24°14'29"	S13° 51' 17"E 20.58'
C12	1.27'	49.00'	1°28'59"	S0° 59' 33"E 1.27'
C13	28.81'	49.00'	33°41'35"	S16° 35' 44"W 28.40'
C14	20.14'	49.00'	23°33'08"	S45° 13' 06"W 20.00'
C15	28.01'	49.00'	32°45'16"	S73° 22' 18"W 27.63'
C16	30.33'	20.00'	86°54'04"	S47° 55' 10"W 27.51'
C17	18.86'	25.00'	43°13'14"	S41° 08' 51"W 18.41'
C18	9.84'	44.00'	12°48'27"	N26° 15' 49"E 9.82'
C19	44.35'	44.00'	57°44'50"	N61° 32' 27"E 42.49'
C20	2.94'	25.00'	6°44'05"	N86° 27' 44"E 2.94'
C21	33.46'	25.00'	76°41'31"	N44° 44' 56"E 31.02'
C22	2.90'	25.00'	6°39'15"	N3° 04' 33"E 2.90'
C23	18.80'	25.00'	43°05'40"	N21° 47' 54"W 18.36'
C24	20.47'	25.00'	46°54'20"	N66° 47' 54"W 19.90'
C25	21.64'	30.00'	41°19'48"	N69° 05' 02"E 21.17'

LEGEND:
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET WITH YELLOW CAP
STAMPED "TXHS"
VOL., PG. VOLUME, PAGE
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
W.E. WATER EASEMENT (BY THIS PLAT)

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040
PAGE 1 OF 2

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING that tract of land situated in the W.H. Baird Survey, Abstract No. 25 in the City of Rockwall, Rockwall County, Texas, and being that tract of land described in General Warranty Deed with Vendor's Lien to JOHN KING OC, LLC recorded in Instrument Number 2022000001403, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for corner, said corner being the southeast corner of Lot 1, Block 1 of Rockwall Bypass Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet H, Sheet 325, Map Records, Rockwall County, Texas, and being in the west right-of-way line of John King Boulevard (State Highway 205 Bypass)(110 foot right-of-way);

THENCE South 01 degrees 04 minutes 45 seconds East, along the west right-of-way line of said John King Boulevard, a distance of 349.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of Lot 6, Block X of Meadowcreek Estates Phase IV, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 89, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 11 minutes 53 seconds West, along the north line of said Lot 6, Block X, passing a 1/2 inch iron rod found at a distance of 44.81 feet, continuing along the north line of Lot 61, Block K of said Meadowcreek Estates Phase IV, passing a 1/2 inch iron rod found at a distance of 80.64 feet, and continuing along the north right-of-way line of a 20 foot alley for a total distance of 294.31 feet to a 1/2 inch iron rod found for corner, said corner being the southeast corner of Lot 12, Block K of said Meadowcreek Estates Phase IV;

THENCE North 01 degrees 02 minutes 01 seconds West, along the east line of said Lot 12, Block K, passing a 1/2 inch iron rod found at a distance of 165.28 feet, and continuing along the east line of said Lot 11, Block K of said Meadowcreek Estates Phase IV for a total distance of 349.61 feet to a 1/2 inch iron rod found for corner, said corner being in the south line of said Lot 1, Block 1;

THENCE North 89 degrees 10 minutes 30 seconds East, along the south line of said Lot 1, Block 1, a distance of 294.03 feet back to the POINT OF BEGINNING and containing 102,859 square feet or 2.361 acres of land more or less.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **JOHN KING OFFICE PARK** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the JOHN KING OFFICE PARK subdivision have been notified and signed this plat. I 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 also understand the following;

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

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements 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 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, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.

JOHN KING OC, LLC, a Texas limited liability company

Aaron Davis
Manager, JOHN KING OC, LLC, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Aaron Davis, Manager, JOHN KING OC, LLC, a Texas limited liability company, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Signature

GENERAL NOTES:

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

2) Bearings and elevations are based on NAD83, North American Datum of 1983.

3) The purpose of this plat is to create one lot from an unplatted tract of land.

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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.

Gary E. Johnson, R.P.L.S. No. 5299

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 _____, 2023.

The 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 eight (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
JOHN KING OC, LLC
709 W. RUSK STREET
ROCKWALL, TEXAS 75087
AARON DAVIS - MANAGER

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040

closure 10-17-23.txt

Parcel name: 3

North: 7025190.7387	East : 2595707.5326
Line Course: N 00-02-56 E	Length: 102.27
North: 7025293.0087	East : 2595707.6198
Line Course: N 89-22-27 E	Length: 141.63
North: 7025294.5557	East : 2595849.2414
Line Course: S 14-59-50 E	Length: 57.04
North: 7025239.4586	East : 2595864.0017
Line Course: S 15-41-07 E	Length: 50.98
North: 7025190.3770	East : 2595877.7843
Line Course: N 89-52-39 W	Length: 170.26
North: 7025190.7410	East : 2595707.5247

Perimeter: 522.18 Area: 16,088 Sq Ft 0.369 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0081 Course: N 73-52-41 W
Error North: 0.00226 East : -0.00783
Precision 1: 64,466.67



DATE: November 7, 2023

TO: Aaron Davis
709 W Rusk Street
Rockwall, Texas 75087

FROM: Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2023-033; *Final Plat for Lot 1, Block A, John King Office Park*

Aaron:

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 November 6, 2023. 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 Final Plat 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 November 1, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 4-0, with Commissioners Deckard, Conway, and Llewellyn absent.

City Council

On November 6, 2023, the City Council approved a motion to approve the Final Plat 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: \$50.00 per page for the 1st set only (*No charge for additional sets*).

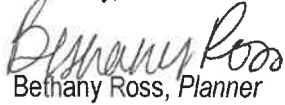
Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

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) 772-6488.

Sincerely,

A handwritten signature in cursive script that reads "Bethany Ross".

Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department