



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION MaK Spot Addition

LOT 1&2 BLOCK A

GENERAL LOCATION Southeast corner of Corporate Crossing & Springer Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46

CURRENT USE (vacant) C1

PROPOSED ZONING

PROPOSED USE

ACREAGE 3.849

LOTS [CURRENT] 0

LOTS [PROPOSED] 2

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

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

OWNER J R FLEMING INVESTMENTS, LLC

APPLICANT Traverse Land Surveying

CONTACT PERSON JEFF FLEMING OR JOEL BURCH

CONTACT PERSON Chase Carrick

ADDRESS 3101 SPRINGER ROAD

ADDRESS 14200 Midway Rd.

CITY, STATE & ZIP ROCKWALL, TX 75032

CITY, STATE & ZIP Dallas, Texas 75244

PHONE 214-505-9116

PHONE 469-784-9321

E-MAIL jfleming@insterstateclassiccars.com

E-MAIL ccarrick@TraverseLandSurveying.com

NOTARY VERIFICATION [REQUIRED]

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

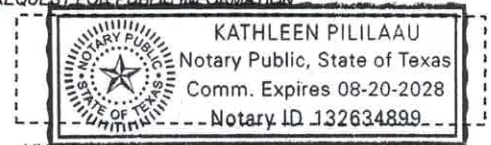
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$376.98 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS 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 12 DAY OF November, 2024

OWNER'S SIGNATURE

[Signature]
Kath V. Pililaa

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



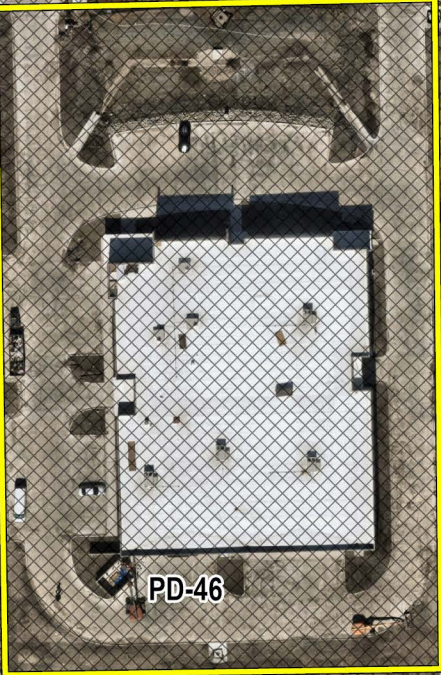
MY COMMISSION EXPIRES



P2024-038: Final Plat for Lots 1 & 2, Block A, Fleming Addition

LI

SPRINGER RD



PD-46

276

C

SFE-1.5

Case Location Map =

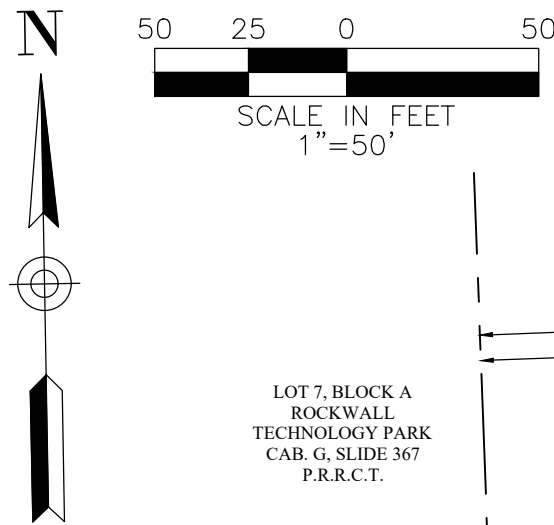


City of Rockwall

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.





Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	39.27'	25.00'	90°00'00"	N43°33'04"E	35.36'
C2	39.27'	25.00'	90°00'00"	S46°26'56"E	35.36'
C3	76.97'	49.00'	90°00'00"	N46°26'56"W	69.30'
C4	76.97'	49.00'	90°00'00"	S43°33'04"W	69.30'

F.M. 549
(CORPORATE CROSSING)
(VARIABLE WIDTH RIGHT-OF-WAY)

SPRINGER ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

N88°33'03"E 245.46'

LOT 1, BLOCK A
86,670 SQ.FT.
1.990ACRES

S88°34'26"W 245.77'

S01°27'00"E 352.43'

POINT OF BEGINNING

LEGEND

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
SQ.FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
●	FOUND/SET MONUMENT (SEE LABEL)
—	SUBJECT PROPERTY LINE
- - -	OFF-SITE PROPERTY LINE
- · - · -	PROPOSED EASEMENT
— · — · —	BUILDING LINE
- · - · - · -	RIGHT-OF-WAY CENTERLINE

- GENERAL NOTES
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
 - The purpose of this plat is to create one recorded lot out of a previously unplatted tract of land.
 - All internal proposed lot corners will be set with a 1/2 inch iron rod with a cap stamped "Traverse LS Prop Cor".

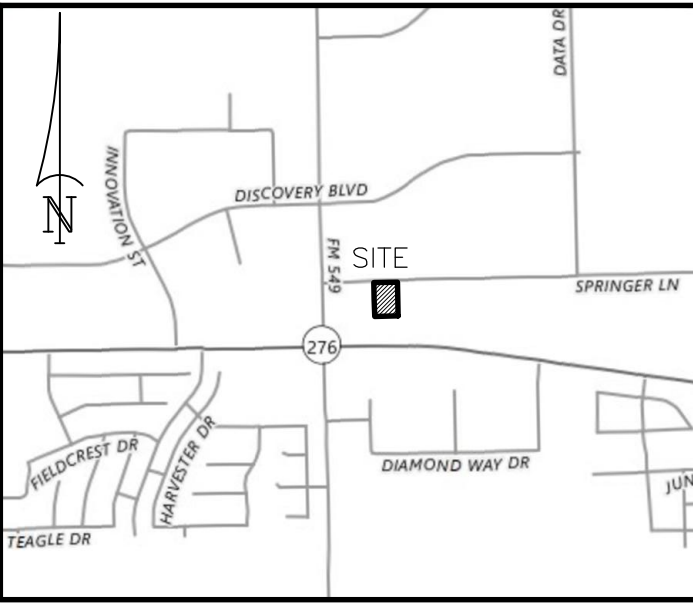
OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TX 75087



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2024.10.23 Drawn By: ER Project No.: TR-530-24

FINAL PLAT LOT 1, BLOCK A FLEMING ADDITION

BEING ONE (1) LOT
1.990 ACRES OR 86,670 SQUARE FEET
SITUATED WITHIN THE J.S. RAMSEY SURVEY
ABSTRACT NUMBER 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 2024



VICINITY MAP
SCALE: 1"=2000'

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS J R Fleming Investments, LLC is the owner of a 1.990 acre tract of land within the John A. Ramsey Survey, Abstract Number 186, Rockwall County, Texas, being that same tract of land conveyed to said J R Fleming Investments, LLC by Warranty Deed recorded in Instrument No. 20220000019133 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southeast corner of Lot 1, Block A of Pannell Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 365 of the Plat Records of Rockwall County, Texas, said point being the Southwest corner of said J R Fleming Investments, LLC tract, same point lying on the North line of a tract of land conveyed to PRBS Properties, LLC by deed recorded in Document No. 20190000010624 of the Official Public Records of Rockwall County, Texas;

THENCE North 01 Degrees 37 Minutes 17 Seconds West, departing the North line of said PRBS Properties, LLC tract, with the east line of said Pannell Subdivision, a distance of 176.24 feet to a 1/2 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said Pannell Subdivision;

THENCE North 01 Degrees 10 Minutes 42 Seconds West, with a west line of said J R Fleming Investments, LLC tract, a distance of 176.10 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the northwest corner of said J R Fleming Investments, LLC tract, same lying on the South right-of-way line of Springer Road (variable width right-of-way);

THENCE North 88 Degrees 33 Minutes 03 Seconds East, with the South right-of-way line of said Springer Road, a distance of 245.46 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said J R Fleming Investments, LLC tract, same being the Northwest corner of a tract of land conveyed to Prism Leasing, Ltd. by deed recorded in Volume 1244, Page 114 of the Deed Records of Rockwall County, Texas;

THENCE South 01 Degrees 27 Minutes 00 Seconds East, departing the South right-of-way line of said Springer Road, with the West line of said Prism Leasing, Ltd. tract, a distance of 352.43 feet to a 1/2 inch iron rod found for the Southeast corner of said J R Fleming Investments, LLC tract, same being the Northeast corner of said PRBS Properties, LLC tract;

THENCE South 88 Degrees 34 Minutes 26 Seconds West, departing the West line of said Prism Leasing, Ltd. tract, with the North line of said PRBS Properties, LLC tract, a distance of 245.77 feet to the POINT OF BEGINNING and containing 86,670 square feet or 1.990 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

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

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

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

Witness, my hand at _____,
This ____ day of _____, 20____.

Signature - J R FLEMING INVESTMENTS, LLC Representative

Printed Name

Title / Date

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

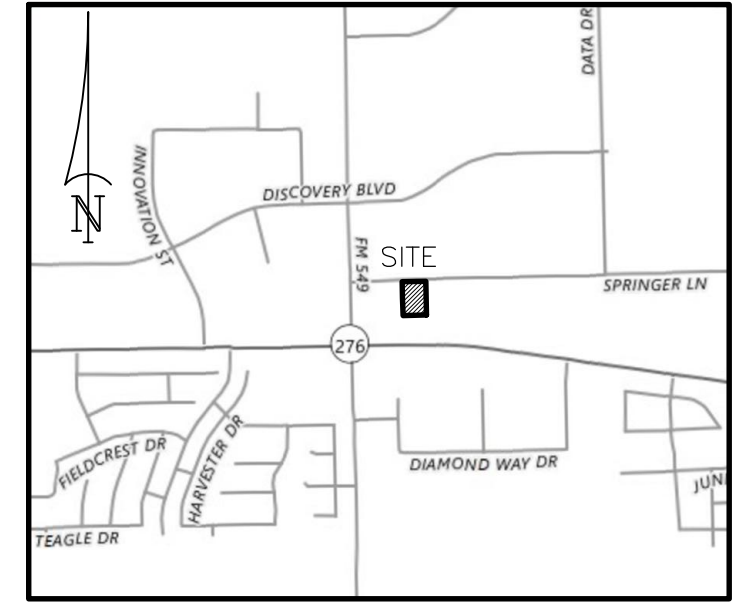
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__

Notary Public in and for the State of Texas

STANDARD CITY NOTES

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rowkall 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 Subdivision Ordinance of the City of Rockwall.
- 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.
- 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.
- All decorative signage posts, or lights installed in public right-of-way shall be installed, maintained, repaired and replaced by the Home Owner's Association (HOA).
- 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.



VICINITY MAP
SCALE: 1"=2000'

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat, was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the ____ day of _____, 20____.

Mayor, City of Rockwall

Planning and Zoning Commission Chariman

City Engineer

City Secretary

FINAL PLAT
LOT 1, BLOCK A
FLEMING
ADDITION

BEING ONE (1) LOT
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