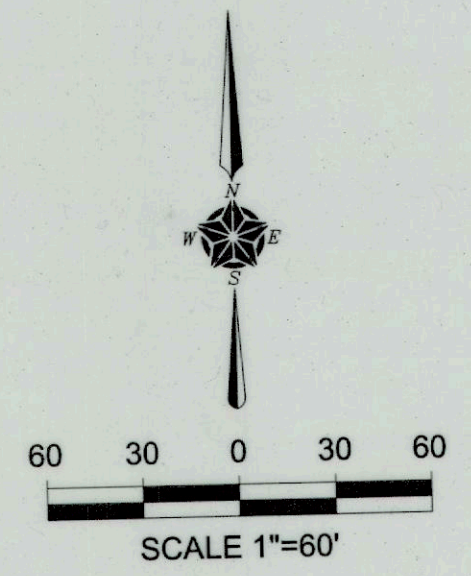
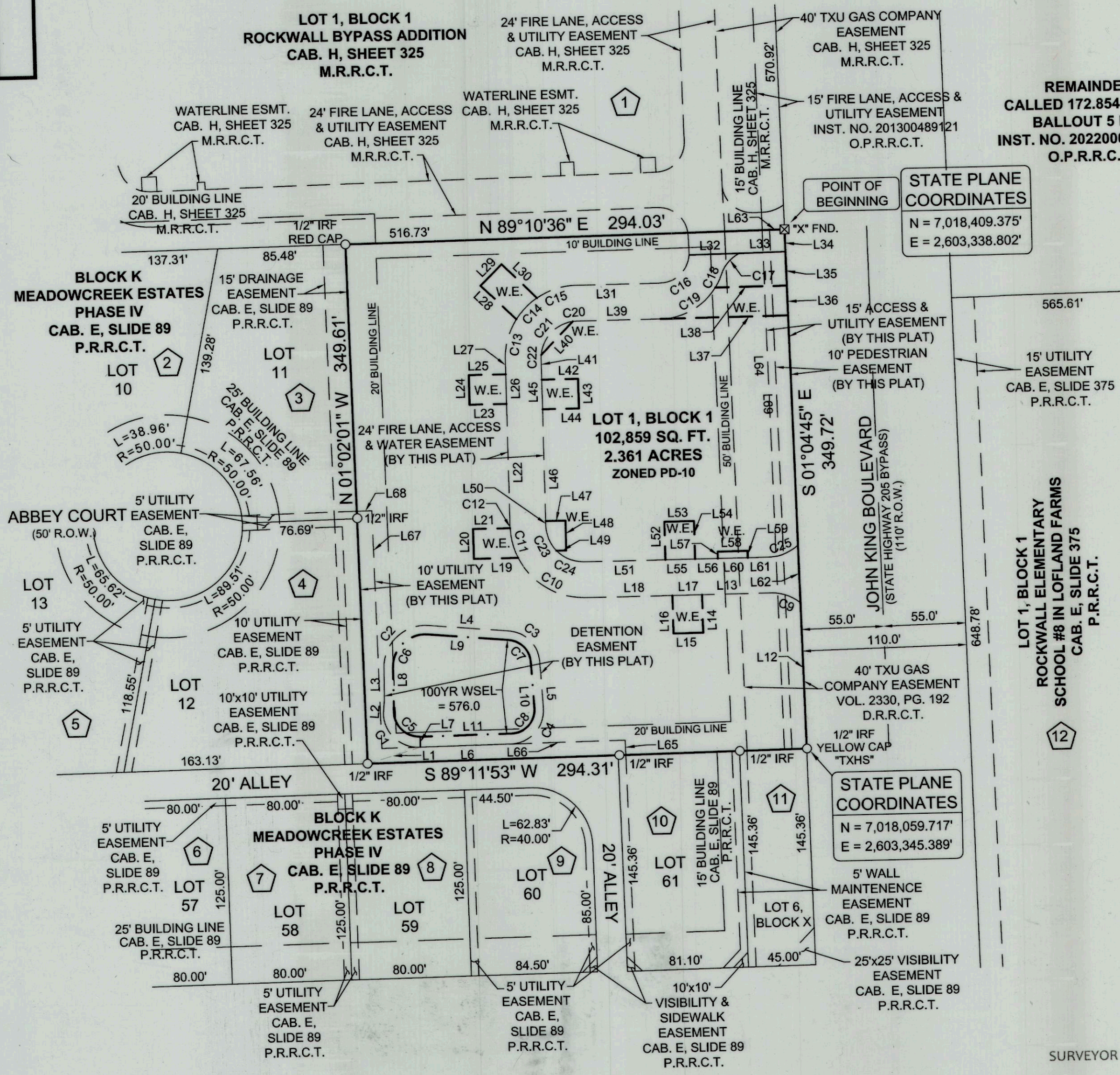


- OWNERSHIP INFORMATION**
- HACO PROPERTIES, LLC INSTRUMENT NO. 2022000008992, O.P.R.R.C.T.
  - DEBORAH KIM AND SONG KIM VOLUME 3061, PAGE 195, O.P.R.R.C.T.
  - STEPHEN R OLBRISH JR. AND DONNA L STRODE VOLUME 3049, PAGE 33, O.P.R.R.C.T.
  - TRUENORTH BORROWER TEXAS, LLC INSTRUMENT NO. 2022000007354, O.P.R.R.C.T.
  - CLIFFORD SCHAUER VOLUME 2018, PAGE 14691, O.P.R.R.C.T.
  - TIMG ZHANG INSTRUMENT NO. 20210000034387, O.P.R.R.C.T.
  - BRIAN BREITZMAN VOLUME 3049, PAGE 55, O.P.R.R.C.T.
  - ROSA I. GONZALEZ VOLUME 4629, PAGE 269, O.P.R.R.C.T.
  - BINDU CHACKO AND THOMAS CHACKO VOLUME 4820, PAGE 239, O.P.R.R.C.T.
  - GLENN R. FITZGERALD AND JUDITH A. FITZGERALD INSTRUMENT NO. 20220000023063, O.P.R.R.C.T.
  - MEADOWCREEK ESTATES HOMEOWNERS ASSOCIATION, INC. VOLUME 2587, PAGE 214, O.P.R.R.C.T.
  - ROCKWALL INDEPENDENT SCHOOL DISTRICT VOLUME 2040, PAGE 280, D.R.R.C.T.

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	L36	20.00'	S1°04'45"E
L2	8.71'	N4°51'23"E	L37	85.56'	N89°37'06"E
L3	21.38'	N0°56'18"E	L38	47.82'	S89°37'06"W
L4	54.02'	S84°52'47"E	L39	55.66'	N89°37'06"E
L5	31.42'	S3°02'51"E	L40	31.02'	S44°44'56"W
L6	61.10'	S89°09'53"W	L41	13.81'	N0°15'04"W
L7	7.00'	N0°25'41"W	L42	24.50'	N89°44'56"E
L8	30.04'	S0°10'00"W	L43	20.00'	S0°15'04"E
L9	54.02'	N84°52'47"W	L44	24.50'	S89°44'56"W
L10	31.42'	N3°02'51"W	L45	20.00'	N0°15'04"W
L11	61.10'	N89°09'53"E	L46	75.25'	S0°15'04"E
L12	98.66'	N1°04'45"W	L47	13.36'	N89°54'07"E
L13	46.33'	N89°44'59"E	L48	20.00'	S0°05'53"E
L14	25.48'	S0°15'04"E	L49	6.56'	S89°54'07"W
L15	20.00'	S89°44'56"W	L50	2.94'	N0°15'04"W
L16	25.48'	N0°15'04"W	L51	54.42'	S89°44'56"W
L17	20.00'	N89°44'59"E	L52	25.48'	N0°15'04"W
L18	58.42'	N89°44'59"E	L53	20.00'	N89°44'56"E
L19	29.36'	S89°44'56"W	L54	25.48'	S0°15'04"E
L20	20.00'	N0°15'04"W	L55	20.00'	S89°44'56"W
L21	24.52'	N89°44'56"E	L56	15.25'	S89°44'56"W
L22	82.41'	S0°15'04"E	L57	4.57'	N0°15'04"W
L23	24.50'	S89°44'56"W	L58	20.00'	N89°44'56"E
L24	20.00'	N0°15'04"W	L59	4.57'	S0°15'04"E
L25	24.50'	N89°44'56"E	L60	20.00'	S89°44'56"W
L26	20.00'	S0°15'04"E	L61	13.94'	S89°44'56"W
L27	9.59'	S0°15'04"E	L62	38.44'	S1°04'45"E
L28	32.64'	N45°15'04"W	L63	15.00'	N89°10'36"E
L29	20.00'	N44°44'56"E	L64	349.59'	N1°04'45"W
L30	32.81'	S45°15'04"E	L65	10.00'	S1°02'01"E
L31	55.64'	S89°37'06"W	L66	163.14'	S89°11'53"W
L32	33.56'	N89°10'36"E	L67	159.99'	N1°02'01"W
L33	30.94'	N89°10'36"E	L68	10.00'	S88°57'53"W
L34	15.00'	N1°04'43"W	L69	349.59'	N1°04'45"W
L35	22.80'	S1°04'47"E			



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'



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.

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.
4) 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.
5) 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.
6) 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.
7) 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.
7) 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).

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) 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 (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
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 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.

JOHN KING OC, LLC, a Texas limited liability company

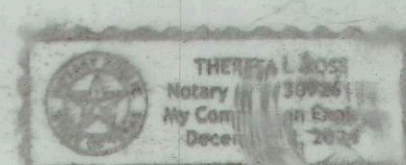
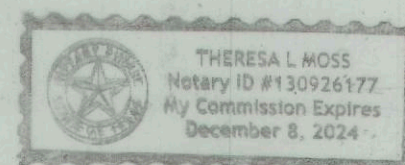
Aaron Davis
Manager, JOHN KING OC, LLC, a Texas limited liability company

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.

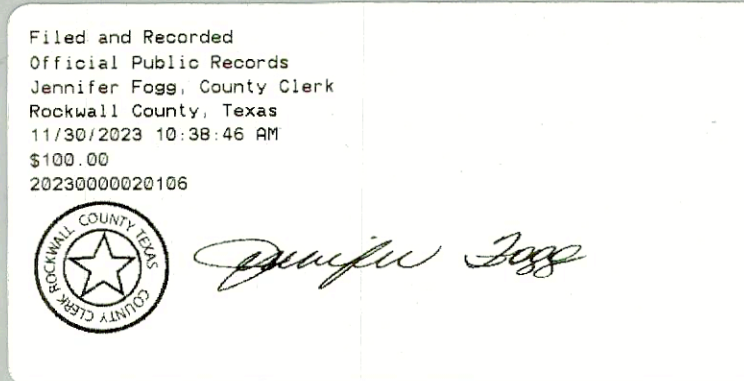
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of November, 2023.

Theresa L. Moss
Notary Signature



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

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

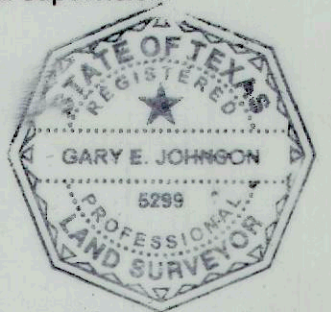


TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

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

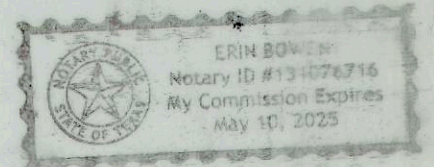


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Gary E. Johnson, 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.

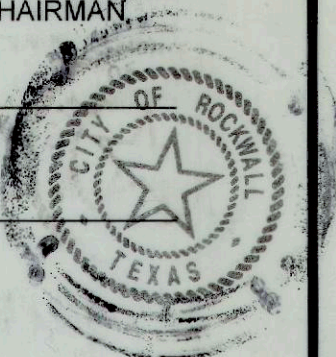
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of November, 2023.

Erin Bowler
Notary Signature



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 6th day, November, 2023

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN
Kirsty Seagone
CITY SECRETARY
Amy Williams, P.E.
CITY ENGINEER



FINAL PLAT
LOT 1, BLOCK A
JOHN KING OFFICE PARK
BEING ONE (1) LOT
2.361 ACRES OR 102,859 SQUARE FEET
SITUATED WITHIN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2023-033
PAGE 2 OF 2