



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:

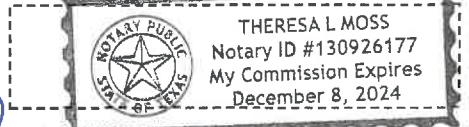
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION,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

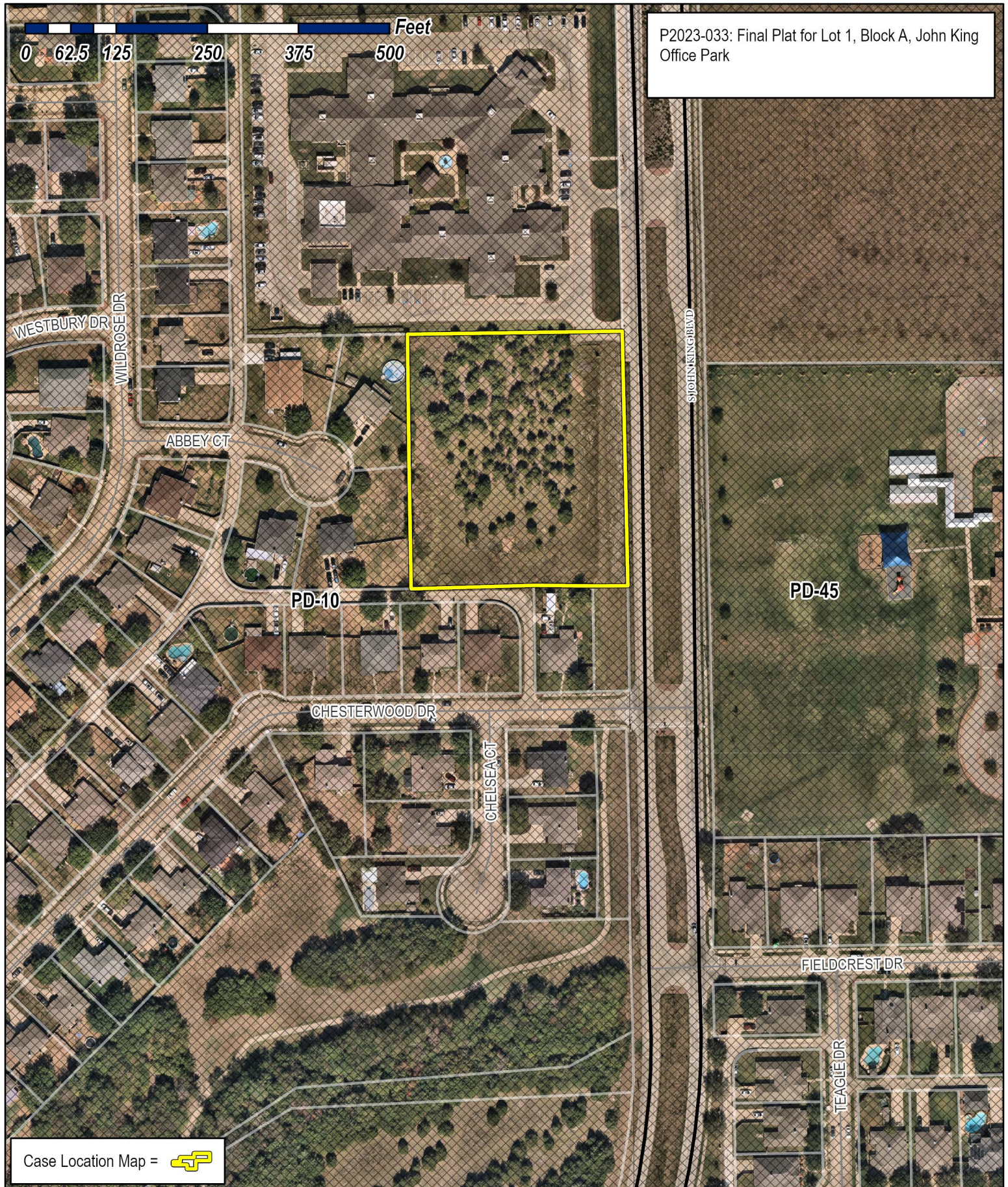
OWNER'S SIGNATURE

[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 = 

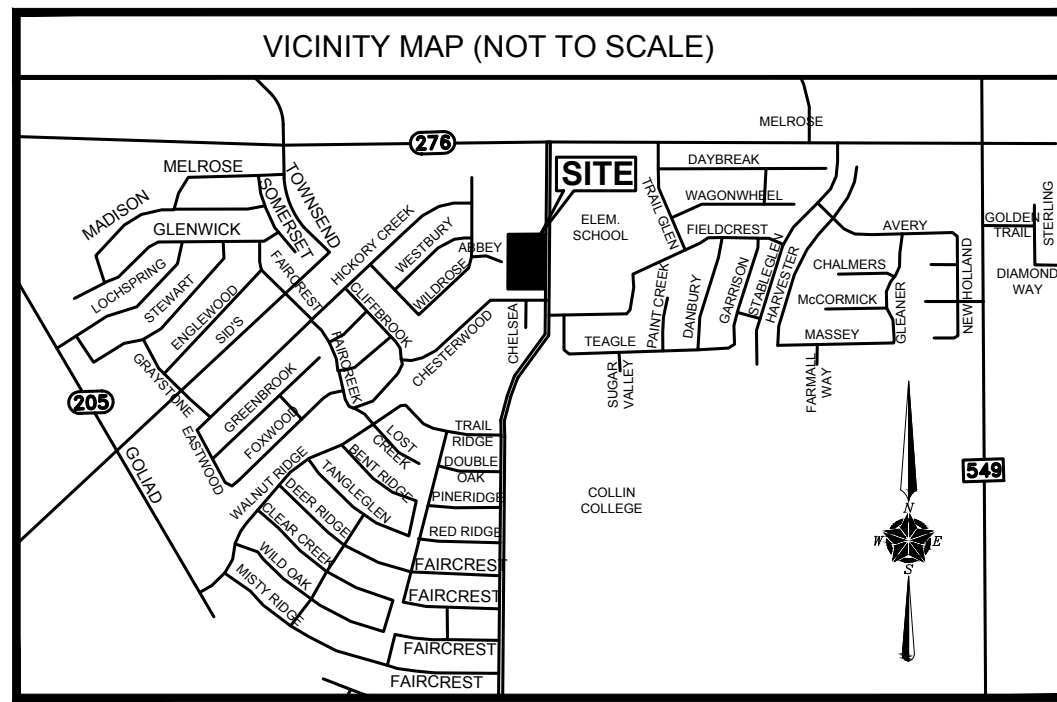


City of Rockwall

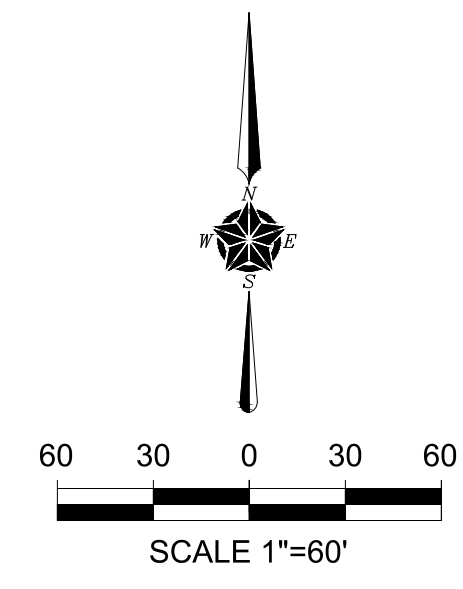
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

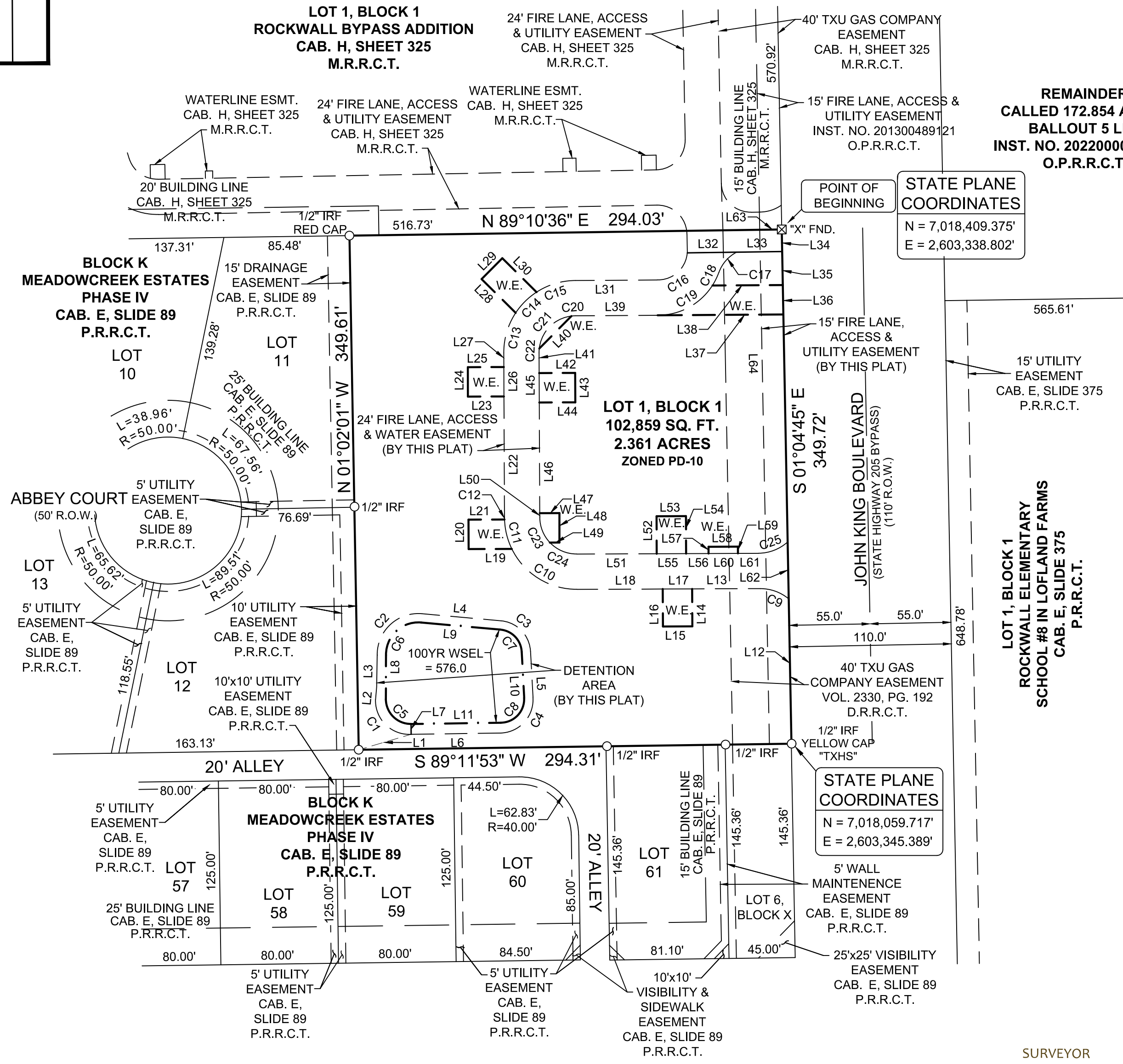




PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE EASEMENTS ON-SITE



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
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