



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

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 Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial

LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed-Use

ACREAGE 67.476

LOTS [CURRENT]

3

LOTS [PROPOSED]

4 total

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 IKEA Property, Inc.

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON Kevin Gilbert

CONTACT PERSON Will Winkelmann

ADDRESS 420 Alan Wood Road

ADDRESS 6750 Hillcrest Plaza Dr.

Conshohocken, PA

Suite 215

CITY, STATE & ZIP Conshohocken, PA

CITY, STATE & ZIP Dallas, TX 75230

PHONE (610) 834-0180

PHONE 214-549-7296

E-MAIL kevin.gilbert@ingka.ikea.com

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

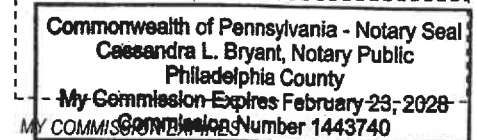
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN GILBERT [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 1,649.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF February, 2025. 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 14 DAY OF NOVEMBER, 2024.

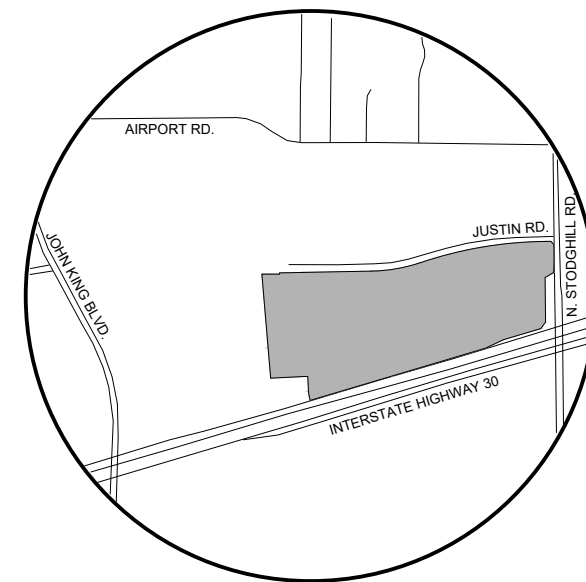
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

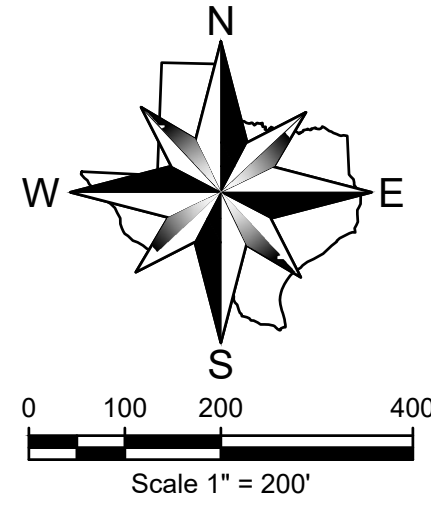


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
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CC#	County Clerk's Instrument No.
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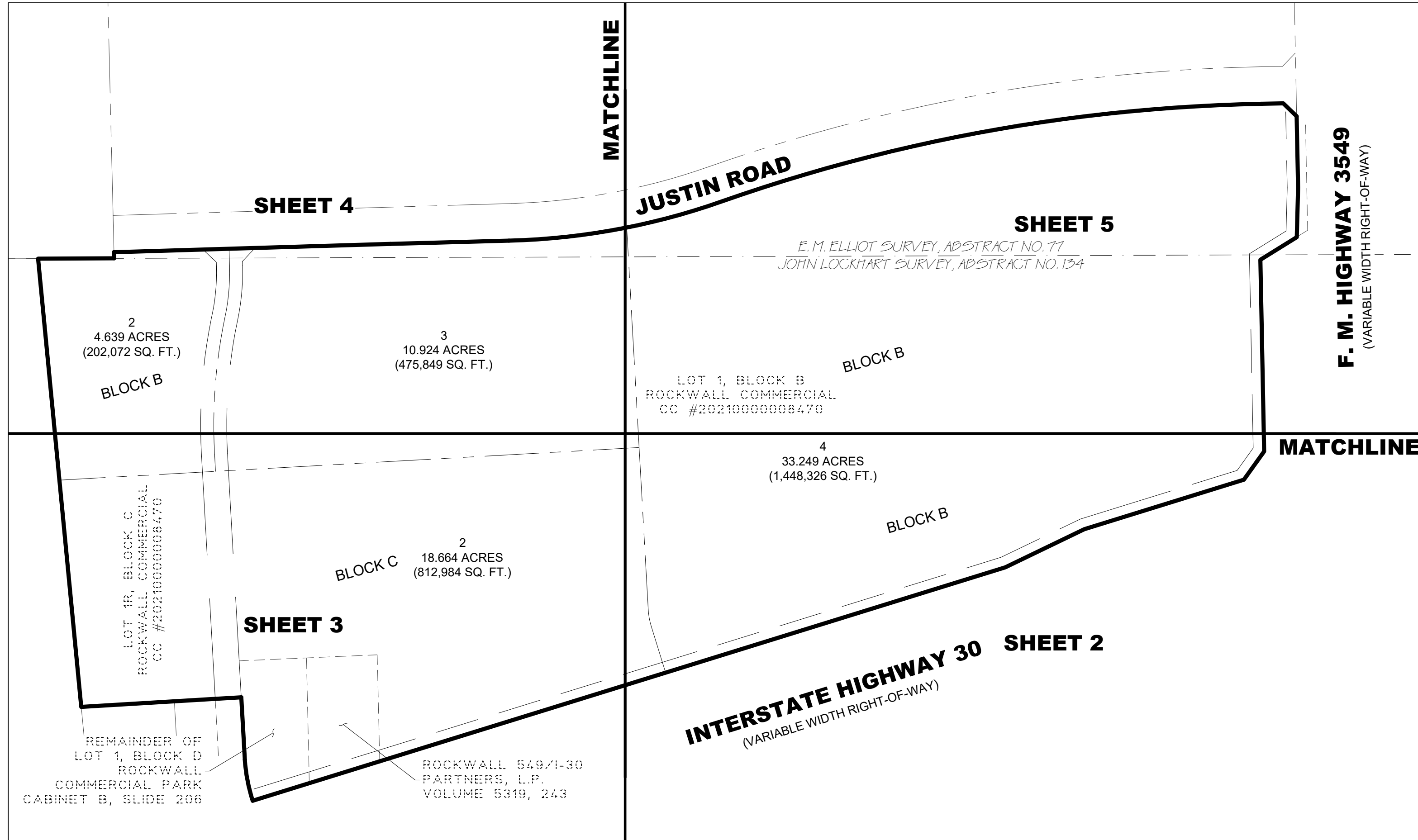


VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- (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).



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

Date : 01.27.25
Scale : 1" = 200'
File : 63406.00-FPLT
Project No. : 63406.00

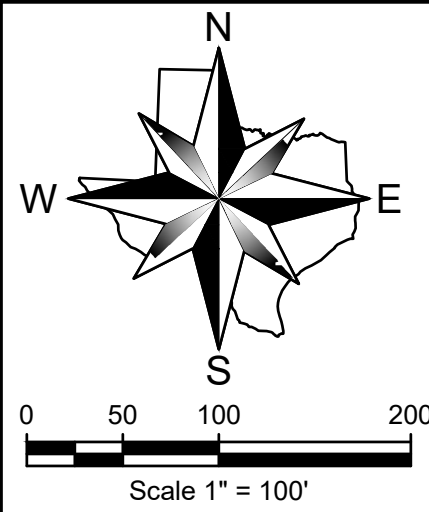
SHEET
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OF
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

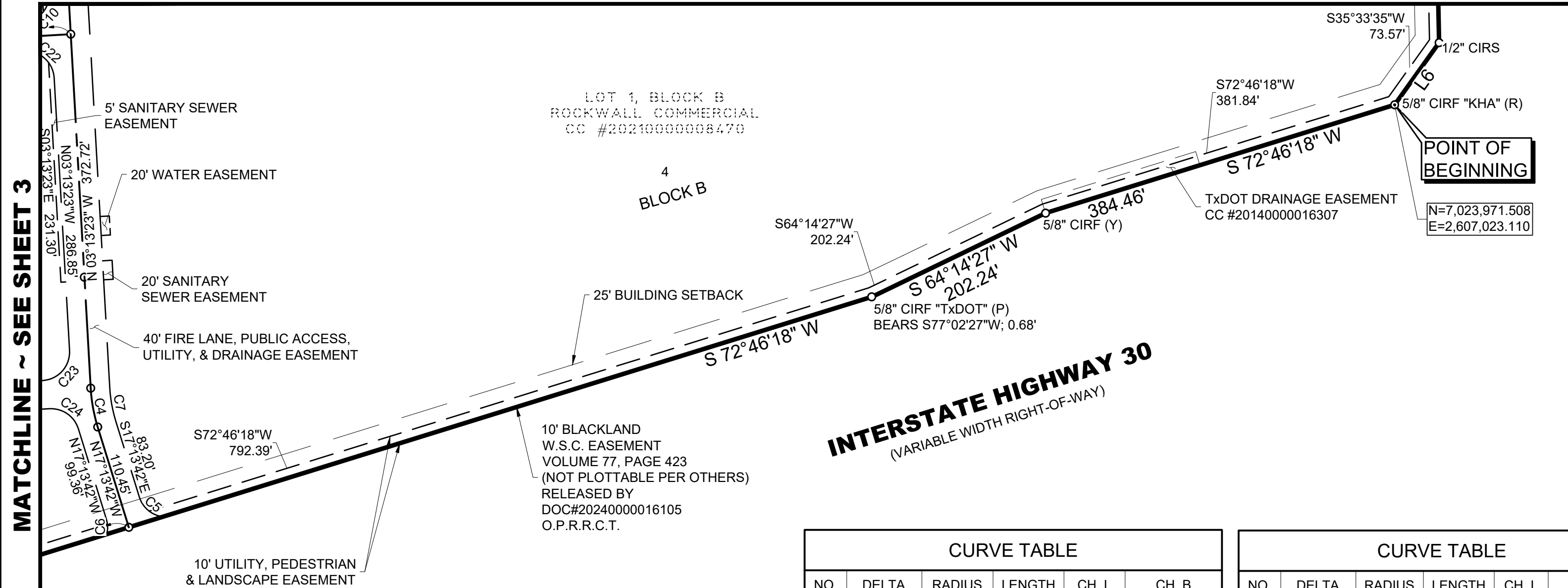
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67.476 ACRES

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
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DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89 090205
Texas Surveyors Registration No. 13480
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MATCHLINE ~ SEE SHEET 5



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
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CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C33	89°29'52"	54.00'	84.35'	76.03'	N42°01'41"E
C34	44°23'28"	40.00'	30.99'	30.22'	S64°34'53"W
C35	73°54'52"	25.00'	32.25'	30.06'	N85°28'26"E
C36	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C37	78°19'21"	30.00'	41.01'	37.89'	N42°23'03"W
C38	83°16'33"	30.73'	44.66'	40.83'	S39°39'40"W
C39	89°13'54"	30.00'	46.72'	42.14'	S48°36'26"E
C40	51°44'23"	30.00'	27.09'	26.18'	N22°38'49"E
C41	10°23'45"	387.84'	70.37'	70.27'	S09°06'40"E
C42	13°38'17"	536.00'	127.58'	127.28'	N05°05'49"E
C43	16°05'57"	1,163.92'	327.05'	325.97'	S03°51'58"W

MATCHLINE ~ SEE SHEET 3

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S03°13'23"E	5.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S01°43'20"E	29.59'
L11	S01°43'20"E	29.59'
L12	S03°13'23"E	39.51'
L13	N03°13'23"W	197.86'
L14	N03°13'23"W	226.54'
L15	N86°46'37"E	2.17'
L16	N03°13'23"W	66.59'
L17	N03°13'23"W	25.72'
L18	N62°13'52"W	19.36'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S72°46'08"W	112.22'
L20	N35°30'23"W	17.70'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C5	65°19'21"	30.00'	34.20'	32.38'	S49°53'22"E
C6	30°45'06"	30.00'	16.10'	15.91'	N01°51'08"W
C7	14°00'19"	150.00'	36.67'	36.57'	S10°13'32"E
C8	29°57'58"	30.00'	15.69'	15.51'	S11°45'37"W
C9	45°51'51"	30.00'	24.01'	23.38'	N26°09'18"W
C10	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C11	90°16'21"	30.00'	47.27'	42.53'	S48°05'12"E
C12	14°51'58"	1,183.92'	307.19'	306.32'	S04°28'58"W
C13	13°38'17"	516.00'	122.82'	122.53'	N05°05'49"E
C14	13°38'17"	472.00'	112.35'	112.08'	N05°05'49"E
C15	15°08'20"	1,227.92'	324.44'	323.50'	S04°20'47"W
C16	13°58'20"	1,207.92'	294.57'	293.84'	S04°55'47"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C17	10°27'34"	250.64'	45.75'	45.69'	N03°11'08"E
C18	11°39'06"	250.00'	50.84'	50.75'	S02°36'10"W
C19	90°15'07"	30.00'	47.26'	42.52'	S41°39'04"W
C20	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C21	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C22	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C23	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C24	75°59'41"	30.00'	39.79'	36.94'	N55°13'32"W
C25	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C26	90°00'00"	54.00'	84.82'	76.37'	N41°46'37"E
C27	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C28	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C29	89°29'52"	30.00'	46.86'	42.24'	S42°01'41"W
C30	43°13'23"	54.01'	40.75'	39.79'	S19°10'37"W
C31	44°00'51"	30.00'	23.05'	22.48'	N18°47'03"E
C32	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
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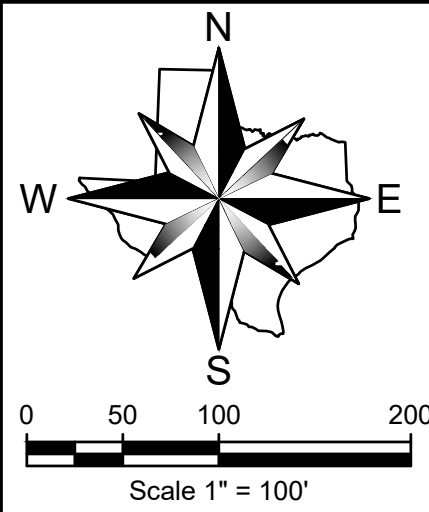
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SHEET
2
OF
6

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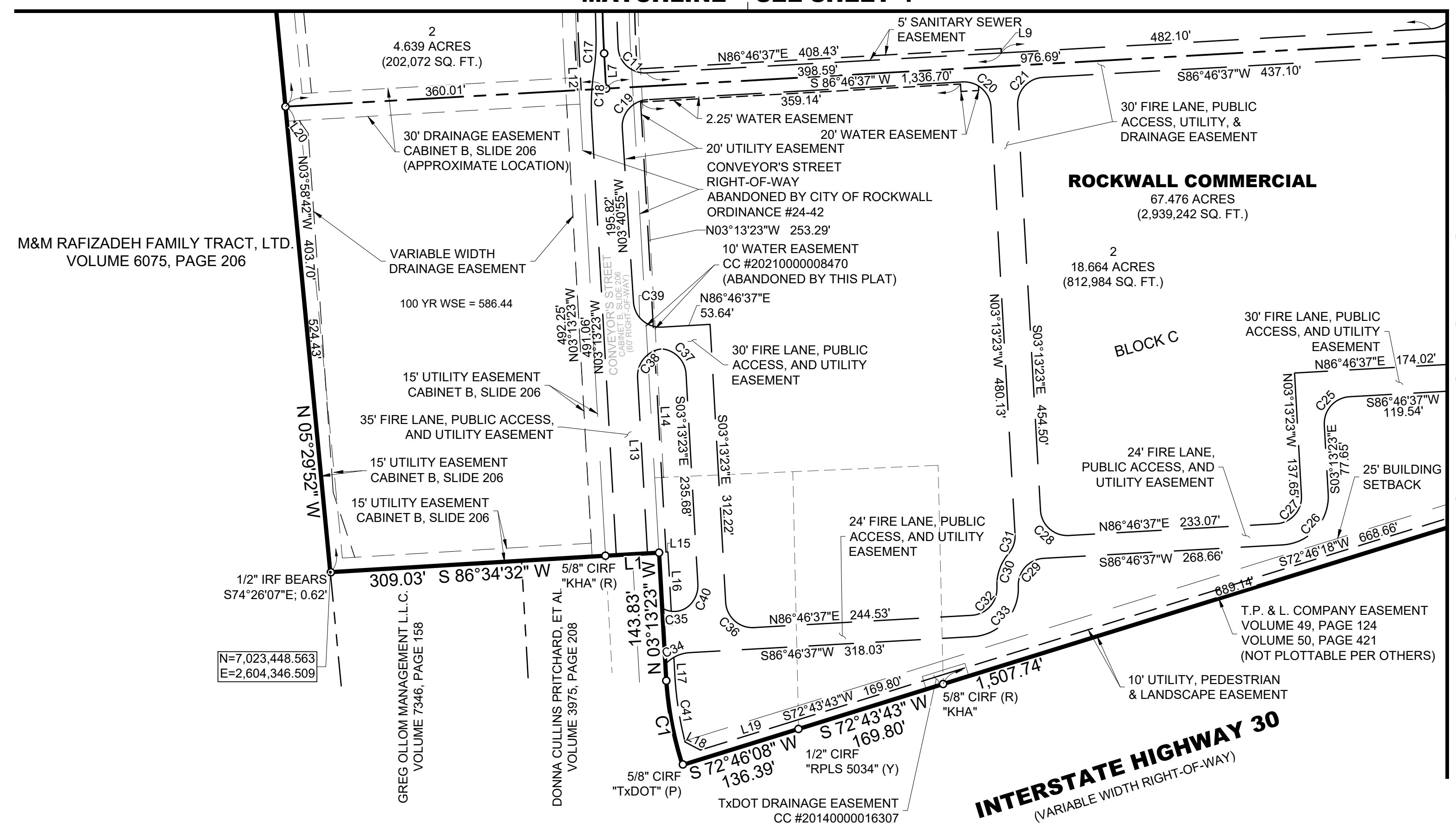


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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

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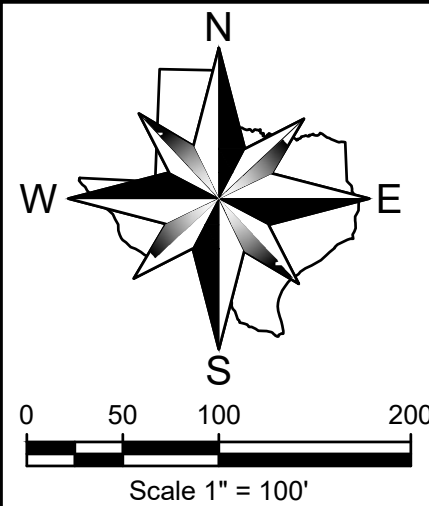
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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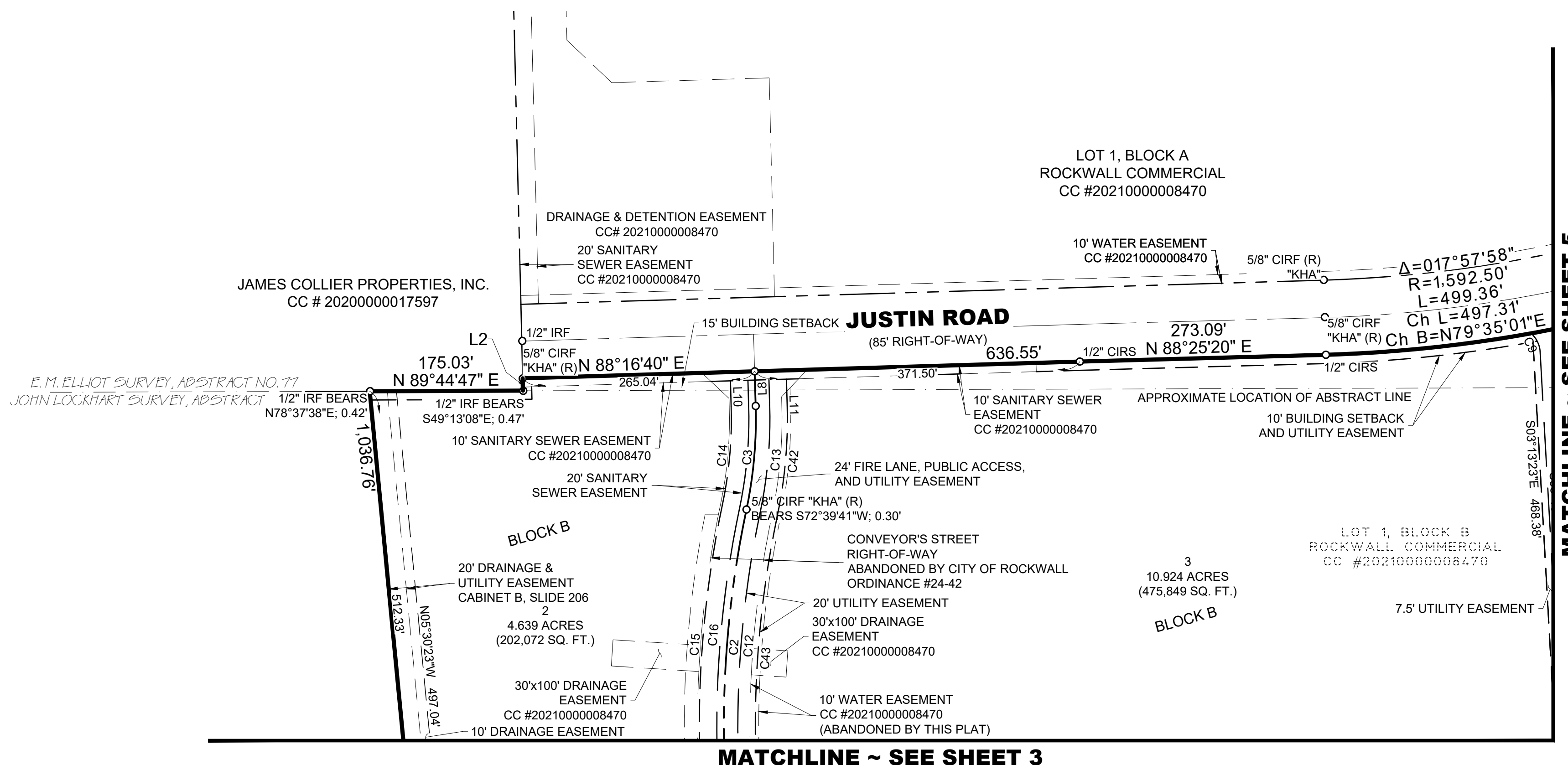
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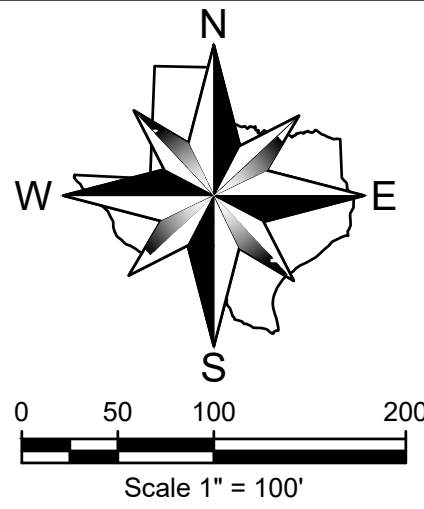
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 Dallas, Texas 75230
 (972) 490-7090

OWNER:
 Ikea Property, Inc.
 420 Alan Wood Road
 Conshohocken, Pennsylvania
 19228
 (610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY PROJECT NO. _____





ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

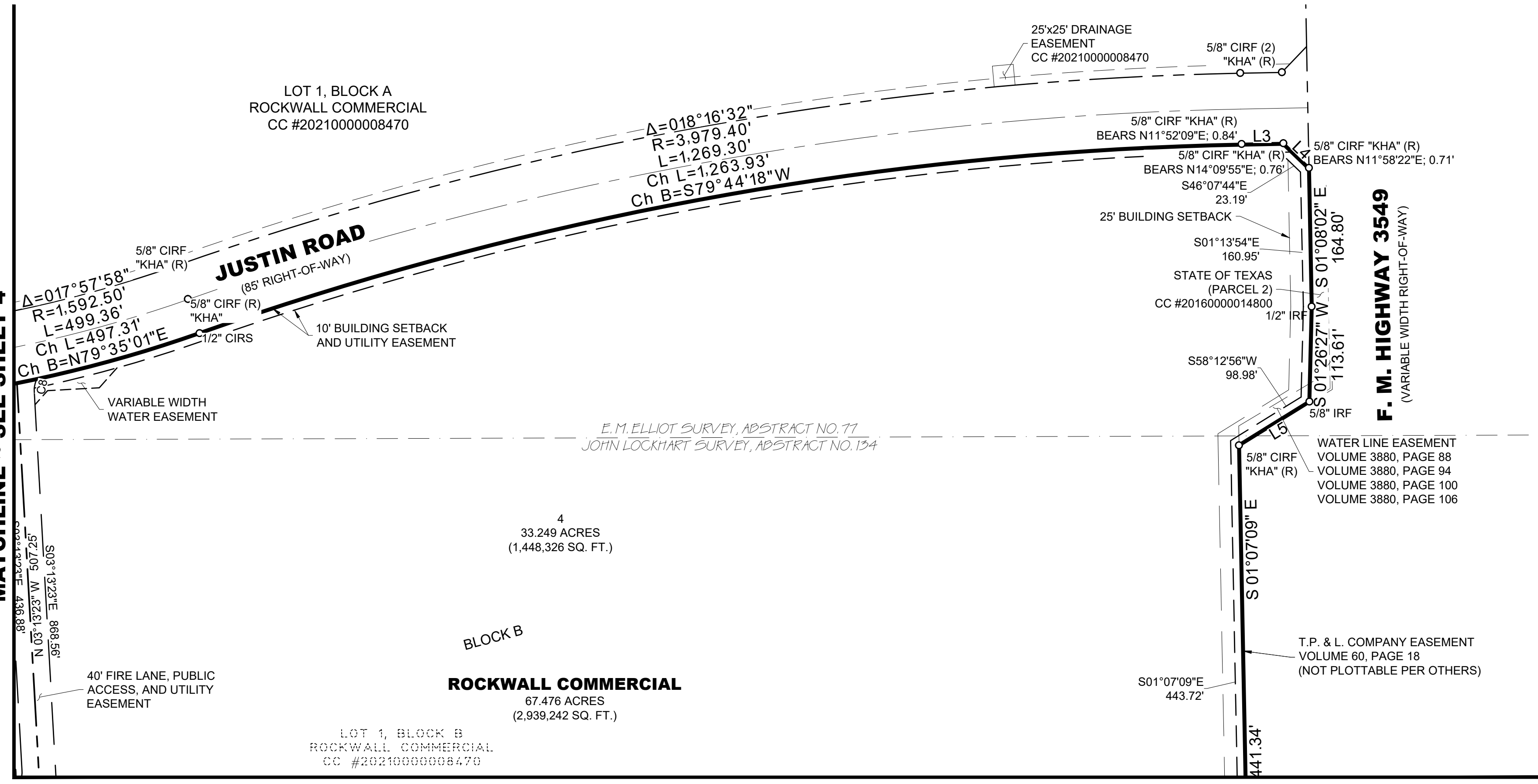
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7099 FAX
 Texas Engineers Registration No. 89 000025
 Texas Surveyors Registration No. 10000005
 COPYRIGHT © 2025, Winkelmann & Associates, Inc.

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY, INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 67.476 ACRES

Date : 01.27.25
 Scale : 1" = 100'
 File : 63406.00-FPLT
 Project No. : 63406.00

SHEET
5
69



According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
 Winkelmann & Assoc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
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OWNER:
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FINAL PLAT
ROCKWALL COMMERCIAL
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 ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
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 ABSTRACT NO. 134
 CITY PROJECT NO. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, IKEA PROPERTY, INC., are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 2021000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. 24-42, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF _____ §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** subdivision to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COMMERCIAL 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;

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 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.
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.

By: _____ By: _____
Printed Name and Title Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

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

Given upon my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas My commission expires _____

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing 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 _____, 2025.

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
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CITY PROJECT NO. _____

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : N/A
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
6
of
6

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89 00000005
Copyright © 2025, Winkelmann & Associates, Inc.



DEVELOPMENT APPLICATION

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

STAFF USE
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 Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial

LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed-Use

ACREAGE 67.476

LOTS [CURRENT]

3

LOTS [PROPOSED]

4 total

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 IKEA Property, Inc.

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON Kevin Gilbert

CONTACT PERSON Will Winkelmann

ADDRESS 420 Alan Wood Road

ADDRESS 6750 Hillcrest Plaza Dr.

Conshohocken, PA

Suite 215

CITY, STATE & ZIP Conshohocken, PA

CITY, STATE & ZIP Dallas, TX 75230

PHONE (610) 834-0180

PHONE 214-549-7296

E-MAIL kevin.gilbert@ingka.ikea.com

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

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

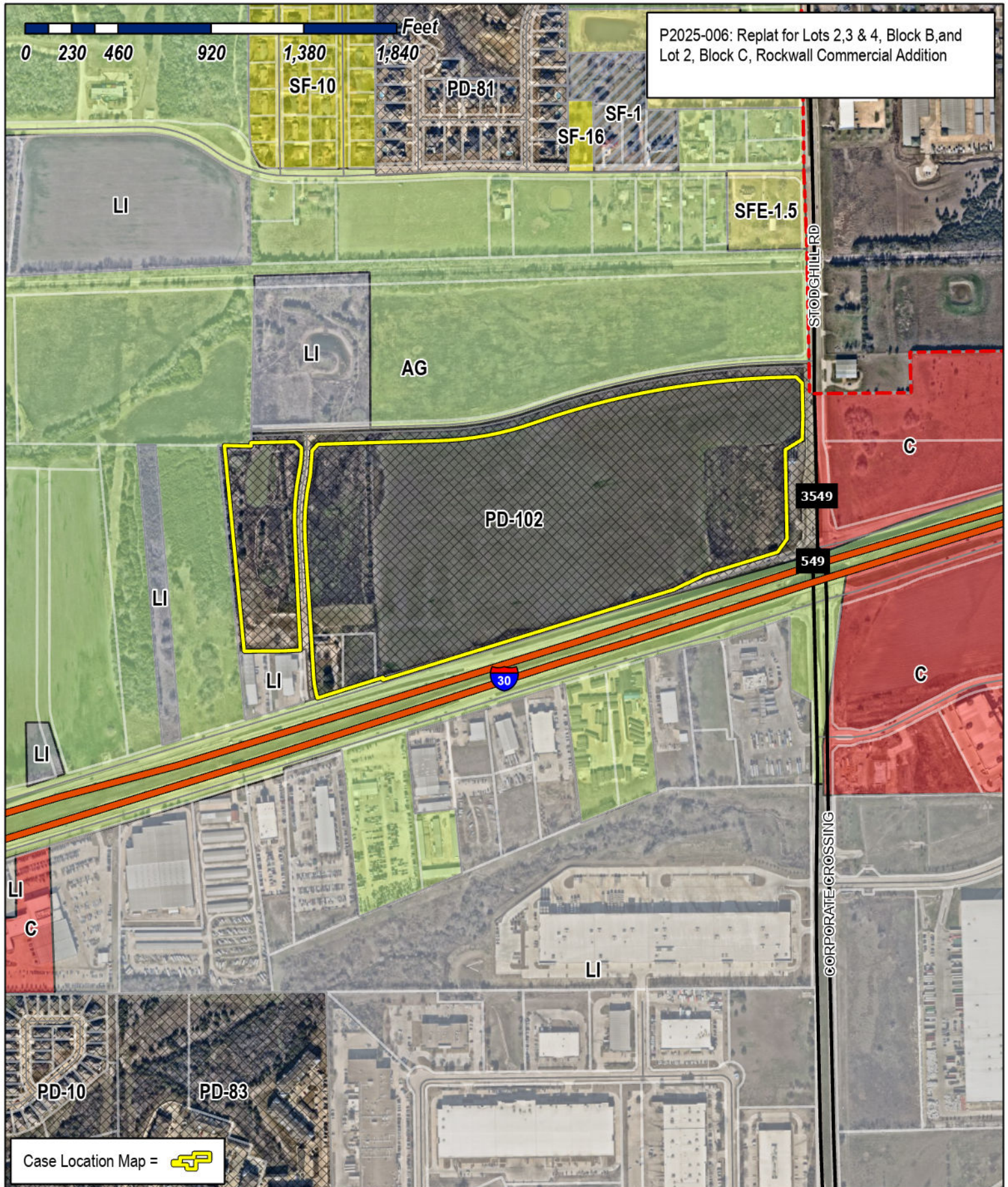
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,649.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF February, 2025. BY SIGNING THIS APPLICATION, 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 14 DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Commonwealth of Pennsylvania - Notary Seal
Cassandra L. Bryant, Notary Public
Philadelphia County
My Commission Expires February 23, 2028
MY COMMISSION NUMBER 1443740



P2025-006: Replat for Lots 2,3 & 4, Block B, and Lot 2, Block C, Rockwall Commercial Addition

0 230 460 920 1,380 1,840 Feet

Case Location Map = 



City of Rockwall

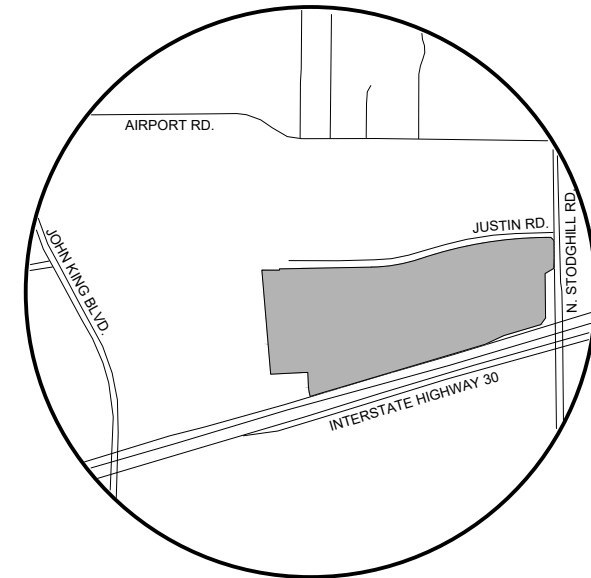
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

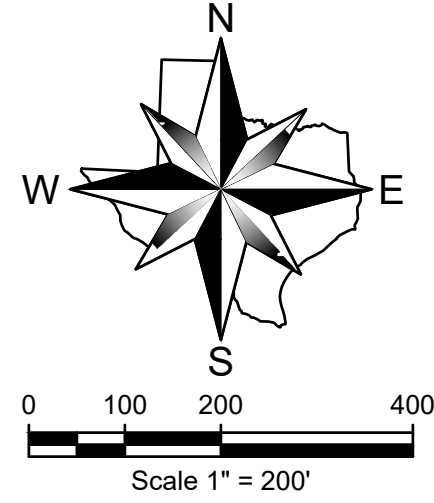


ABBREVIATION LEGEND

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CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
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CC#	County Clerk's Instrument No.
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B. L.	Building Line

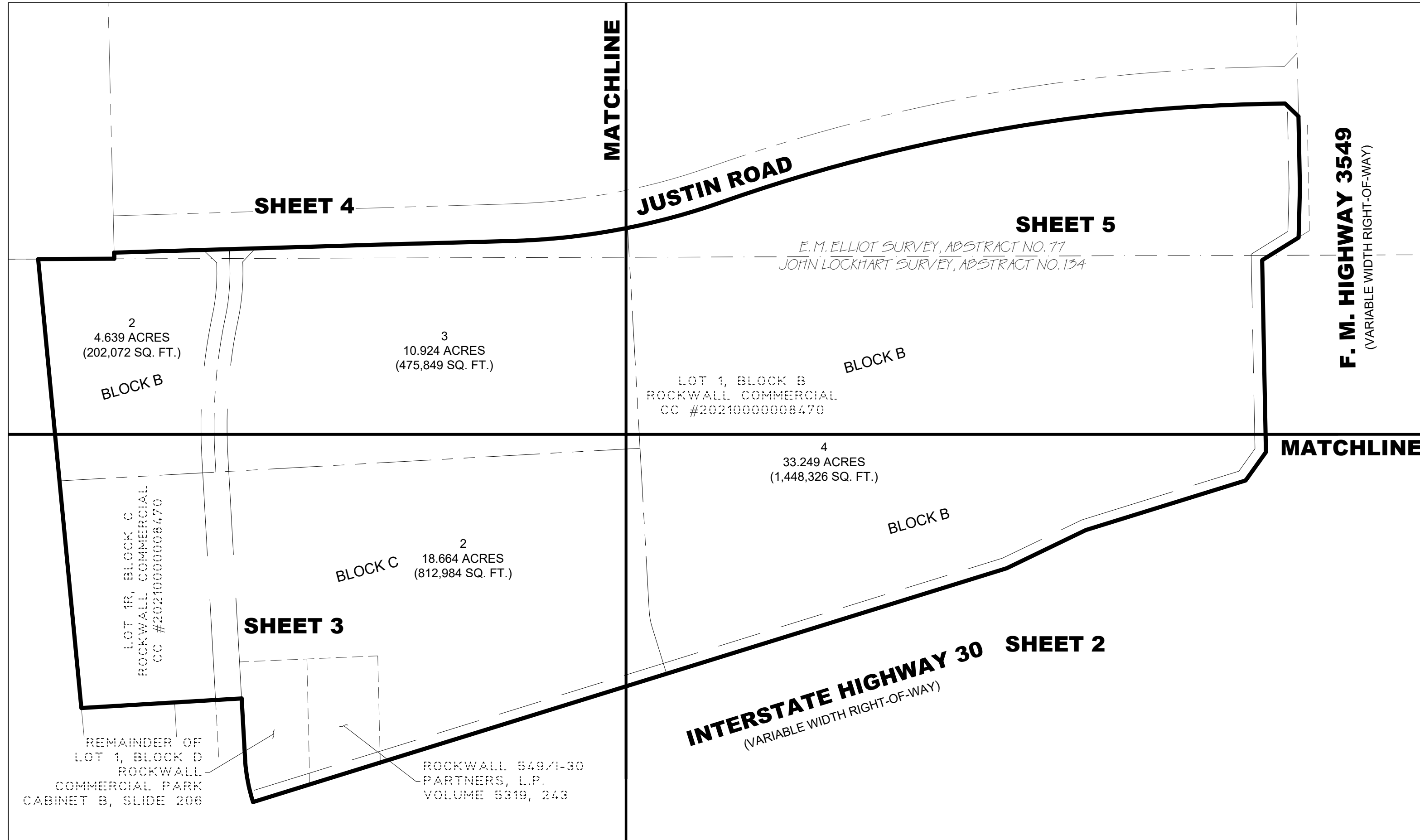


VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- (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).



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

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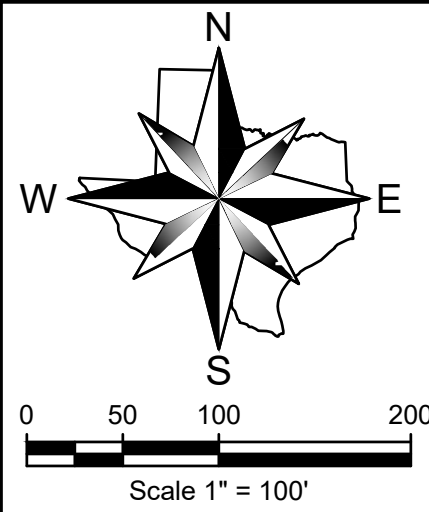
SHEET
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OF
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

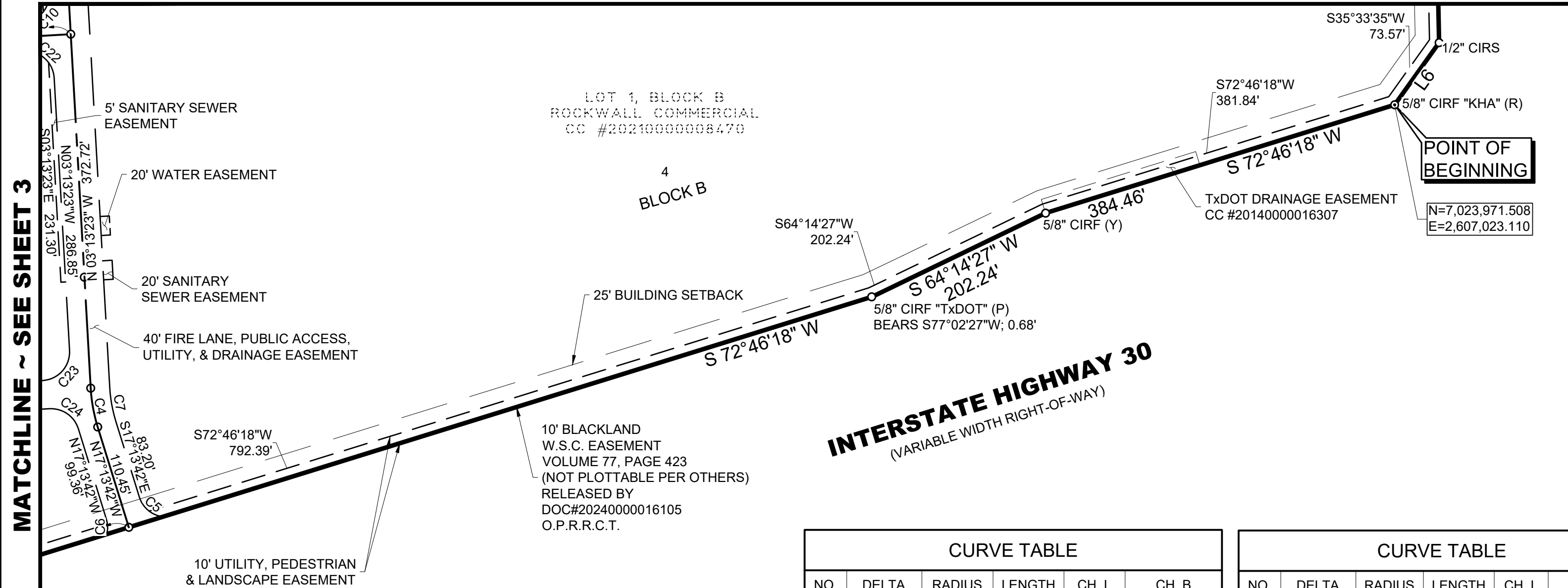
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89 09026
Texas Surveyors Registration No. 101000005
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MATCHLINE ~ SEE SHEET 5



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C33	89°29'52"	54.00'	84.35'	76.03'	N42°01'41"E
C34	44°23'28"	40.00'	30.99'	30.22'	S64°34'53"W
C35	73°54'52"	25.00'	32.25'	30.06'	N85°28'26"E
C36	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C37	78°19'21"	30.00'	41.01'	37.89'	N42°23'03"W
C38	83°16'33"	30.73'	44.66'	40.83'	S39°39'40"W
C39	89°13'54"	30.00'	46.72'	42.14'	S48°36'26"E
C40	51°44'23"	30.00'	27.09'	26.18'	N22°38'49"E
C41	10°23'45"	387.84'	70.37'	70.27'	S09°06'40"E
C42	13°38'17"	536.00'	127.58'	127.28'	N05°05'49"E
C43	16°05'57"	1,163.92'	327.05'	325.97'	S03°51'58"W

MATCHLINE ~ SEE SHEET 3

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S03°13'23"E	5.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S01°43'20"E	29.59'
L11	S01°43'20"E	29.59'
L12	S03°13'23"E	39.51'
L13	N03°13'23"W	197.86'
L14	N03°13'23"W	226.54'
L15	N86°46'37"E	2.17'
L16	N03°13'23"W	66.59'
L17	N03°13'23"W	25.72'
L18	N62°13'52"W	19.36'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S72°46'08"W	112.22'
L20	N35°30'23"W	17.70'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C5	65°19'21"	30.00'	34.20'	32.38'	S49°53'22"E
C6	30°45'06"	30.00'	16.10'	15.91'	N01°51'08"W
C7	14°00'19"	150.00'	36.67'	36.57'	S10°13'32"E
C8	29°57'58"	30.00'	15.69'	15.51'	S11°45'37"W
C9	45°51'51"	30.00'	24.01'	23.38'	N26°09'18"W
C10	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C11	90°16'21"	30.00'	47.27'	42.53'	S48°05'12"E
C12	14°51'58"	1,183.92'	307.19'	306.32'	S04°28'58"W
C13	13°38'17"	516.00'	122.82'	122.53'	N05°05'49"E
C14	13°38'17"	472.00'	112.35'	112.08'	N05°05'49"E
C15	15°08'20"	1,227.92'	324.44'	323.50'	S04°20'47"W
C16	13°58'20"	1,207.92'	294.57'	293.84'	S04°55'47"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C17	10°27'34"	250.64'	45.75'	45.69'	N03°11'08"E
C18	11°39'06"	250.00'	50.84'	50.75'	S02°36'10"W
C19	90°15'07"	30.00'	47.26'	42.52'	S41°39'04"W
C20	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C21	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C22	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C23	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C24	75°59'41"	30.00'	39.79'	36.94'	N55°13'32"W
C25	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C26	90°00'00"	54.00'	84.82'	76.37'	N41°46'37"E
C27	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C28	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C29	89°29'52"	30.00'	46.86'	42.24'	S42°01'41"W
C30	43°13'23"	54.01'	40.75'	39.79'	S19°10'37"W
C31	44°00'51"	30.00'	23.05'	22.48'	N18°47'03"E
C32	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E

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Texas Surveyors Registration No. 10005
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 100'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
2
OF
6

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

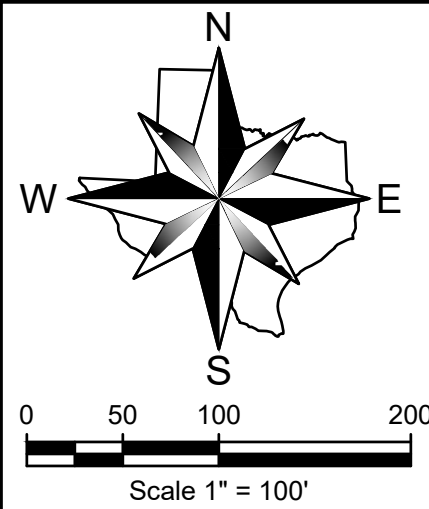
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

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Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

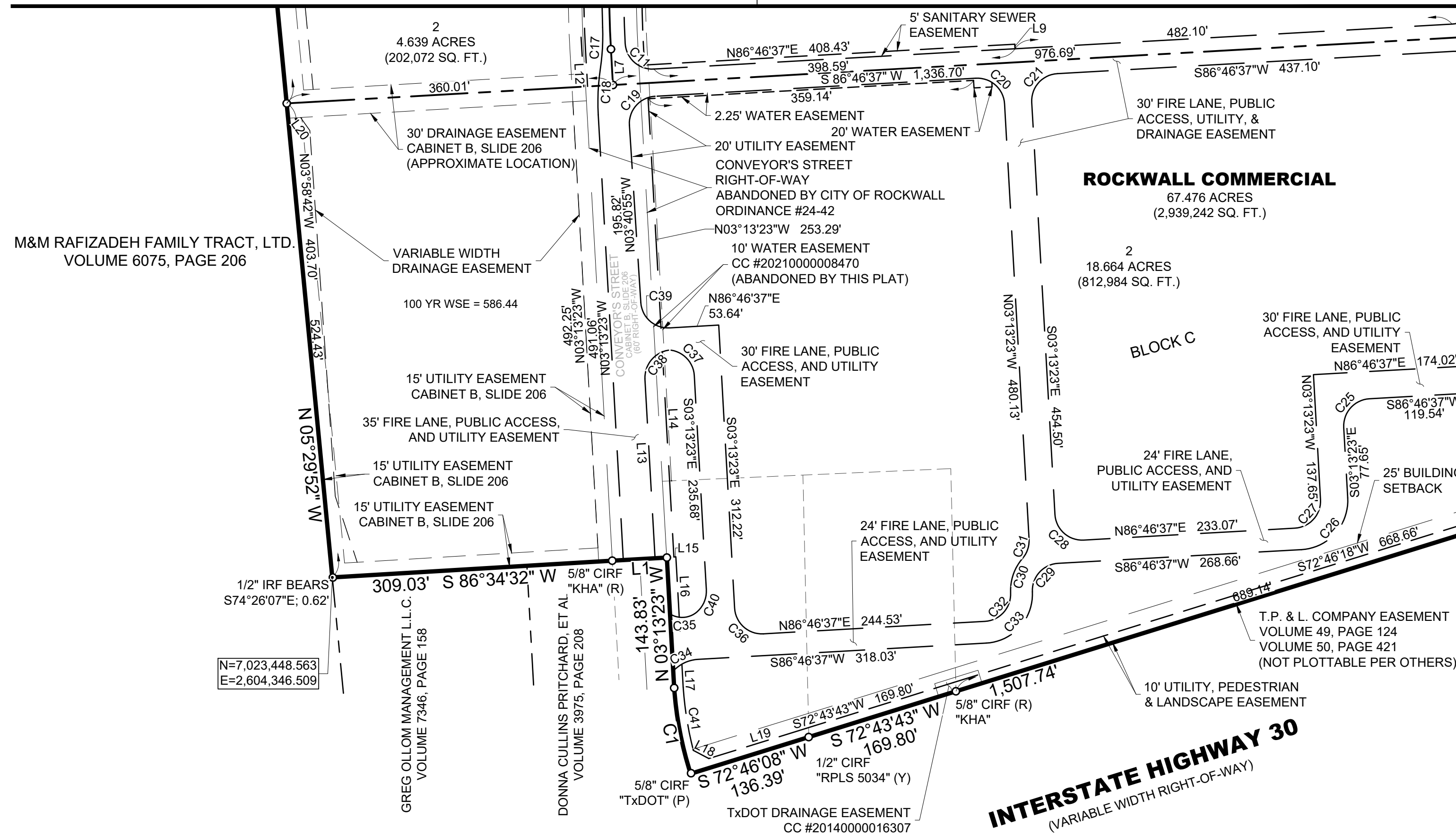


ABBREVIATION LEGEND

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 7330
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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

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 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY, INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PENNSYLVANIA 19228

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ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 67.476 ACRES

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SHEET
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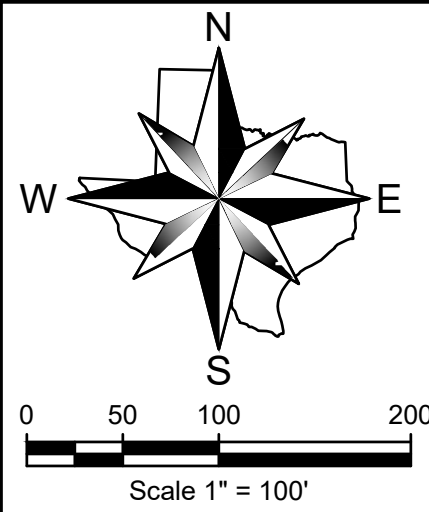
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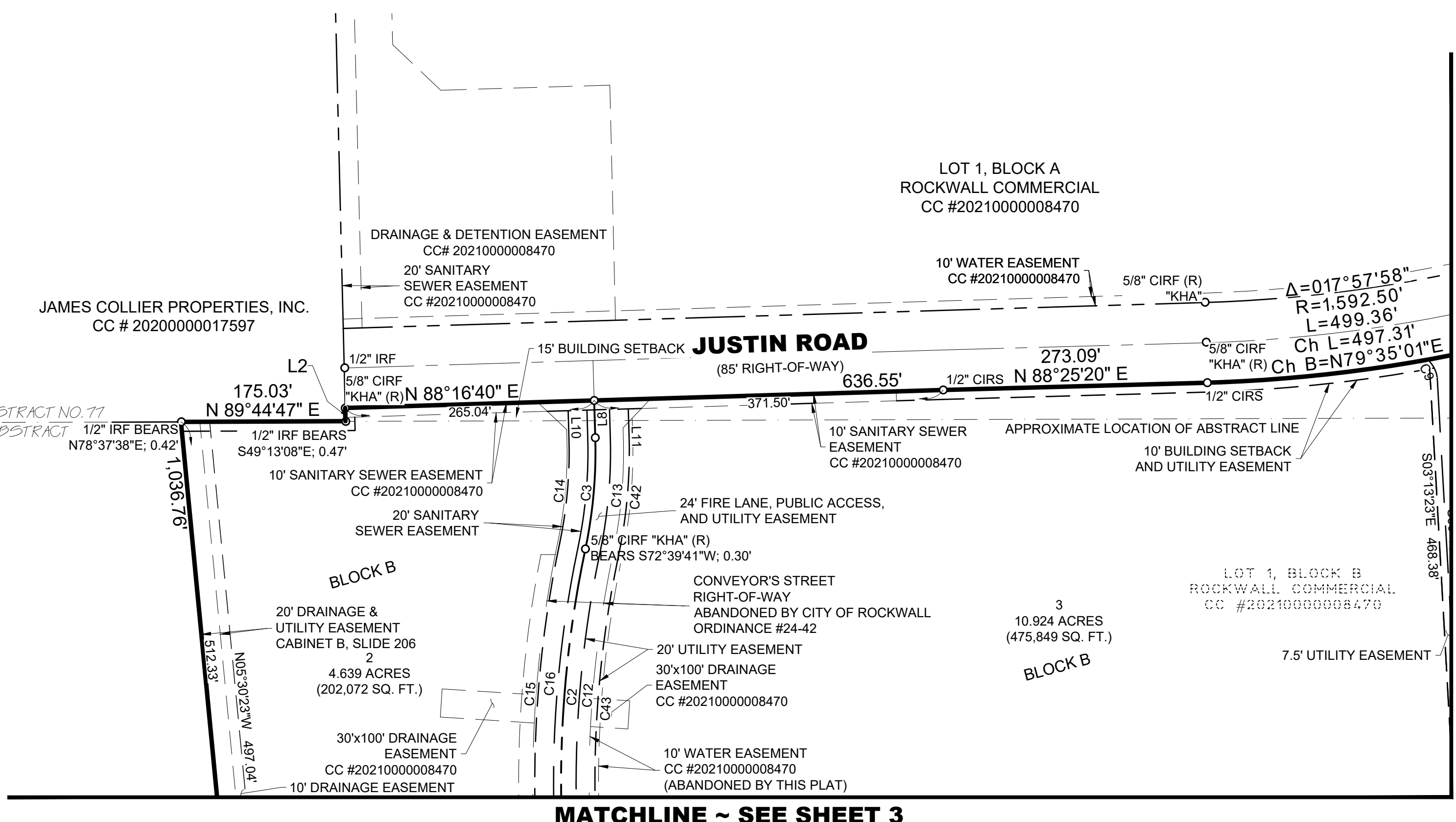
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 JOHN LOCKHART SURVEY, ABSTRACT NO. 134

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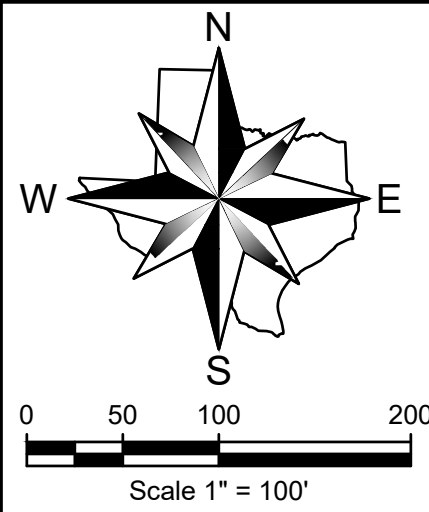
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SHEET
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OF
6



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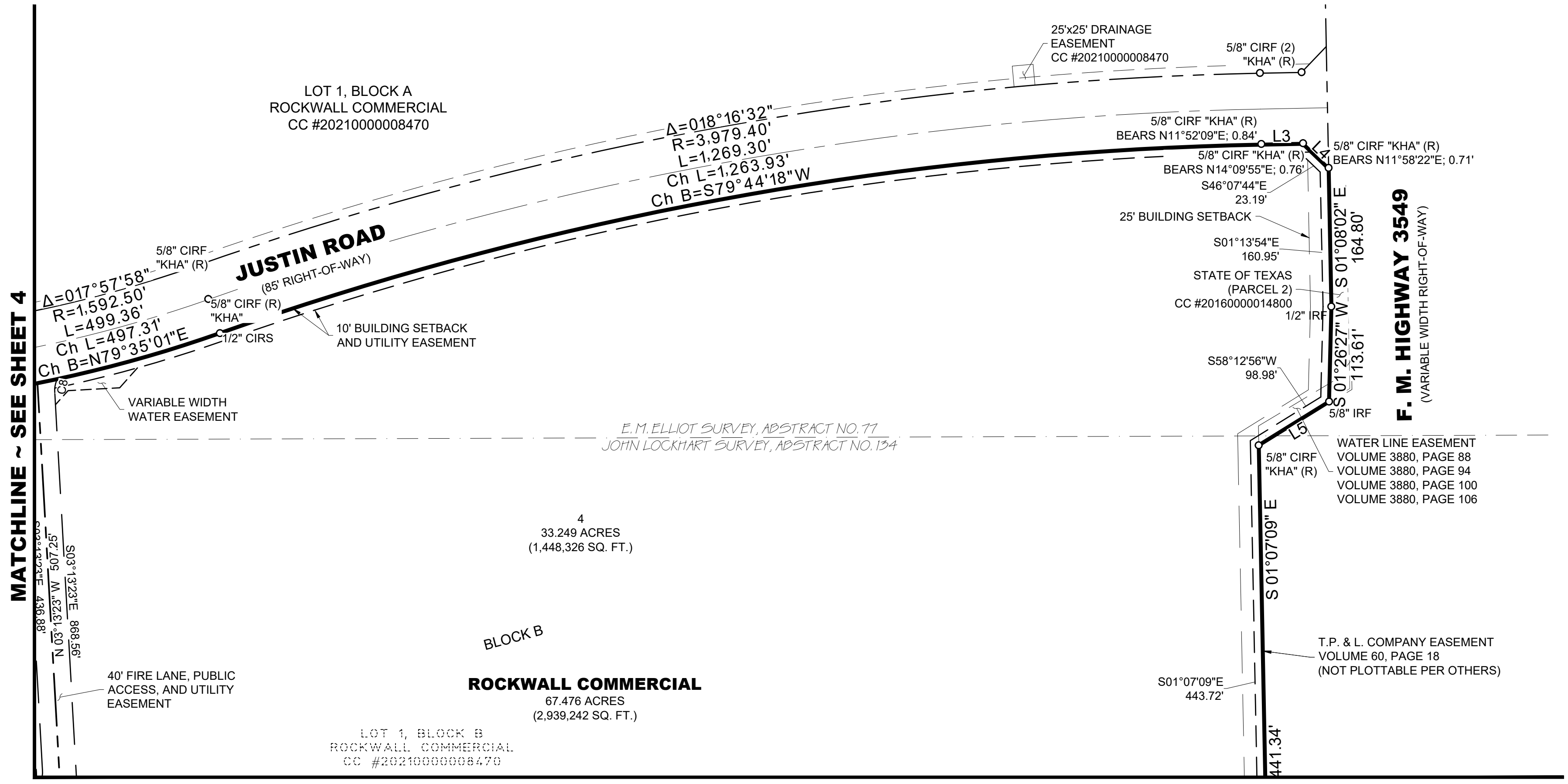
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SHEET
5
6



MATCHLINE ~ SEE SHEET 4

MATCHLINE ~ SEE SHEET 2

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 CITY PROJECT NO. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, IKEA PROPERTY, INC., are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 2021000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. 24-42, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF _____ §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** subdivision to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COMMERCIAL 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;

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 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.
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.

By: _____ By: _____
Printed Name and Title Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

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

Given upon my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas My commission expires _____

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing 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 _____, 2025.

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89 00000005
Copyright © 2025, Winkelmann & Associates, Inc.

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : N/A
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
6
of
6



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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: February 25, 2025

APPLICANT: Will Winkelmann; *Winkelmann & Associates, Inc.*

CASE NUMBER: P2025-006; *Replat for Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition*

SUMMARY

Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a Replat for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (FM-3549), and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for a 67.476-acre parcel of land (i.e. Lot 1, Block B; Lot 1R, Block C, Rockwall Commercial Addition; a portion of Lot 1, Block D, Rockwall Commercial Park Addition) for the purpose of establishing four (4) lots (i.e. Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition) in accordance with the approved preliminary plat [Case No. P2024-033]. In addition, the proposed Replat will establish the required easements for the construction of a Large Format Retailer (i.e. IKEA) on the subject property.
- Background. The subject property was annexed by the City Council on December 3, 1985 by Ordinance No. 85-69 [Case No. A1985-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 Zoning Map, a portion of the subject property was zoned Highway Commercial (HC) District at some point between annexation and December 6, 1993. This designation was later changed to a Light Industrial (LI) District between December 8, 1993 and April 5, 2005 according to the City's Historic Zoning Maps. On January 6, 2020, the City Council approved Case No. P2019-048 (filed on April 9, 2021) establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. On October 2, 2023, the City Council adopted Ordinance No. 23-56 [Case No. Z2023-041] changing the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District. On October 21, 2024, the City Council approved a zoning change [Case No. Z2024-035; Ordinance No. 24-42] that establish the subject property as Planned Development District 102 (PD-102) for limited Commercial (C) District land uses. On November 4, 2024, the City Council approved a preliminary plat [Case No. P2024-033] for the subject property. The subject property has remained vacant since annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition, 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 Replat; and,
- (2) Any construction resulting from the approval of this Replat 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: 2/21/2025

PROJECT NUMBER: P2025-006
PROJECT NAME: Final Plat for Lots 2-4, Block B, Rockwall Commercial
SITE ADDRESS/LOCATIONS: Northwest Corner of FM 3549 & I-30

CASE CAPTION: Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a Replat for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (FM-3549), and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/20/2025	Needs Review

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (FM-3549).

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2025-006) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Final Plat
Rockwall Commercial Addition
Lots 2-4, Block B; Lot 2, Block C
Being a Replat of
Rockwall Commercial Addition
Lot 1, Block B; Lot 1R, Block C
Being
4 lots
67.476 Acres or 2,939,242 SF
Situated in the
E. M. Elliot Survey, Abstract No. 77 &
J. Lockhart Survey, Abstract No. 134
City of Rockwall, Rockwall County, Texas

M.5 Please consolidate the plat to reduce the number of pages. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please remove the building setbacks and the landscape easement from the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 The surveyor does not need a notary; their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.7 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.8 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: February 25, 2025

City Council: March 3, 2025

I.9 Please note that once the Replat 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
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments

02/21/2025: 1. And drainage.

2. All out the call out distance, radii, and bearings are missing.

3. Show drainage easement per civil plans.

4. Call out Conveyor ROW

5. What about the second detention pond you added? We will need to see the detention easement and label 100 yr WSEL.

6. Utility easements are based on depth of main. either 20' minimum, or 2 times depth, plus pipe diameter, raised to the nearest 5'.

7. Where sidewalk along Justin crosses into property, easement required.

8. Drainage easement

9. Sidewalk, utility, and roadway easement required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

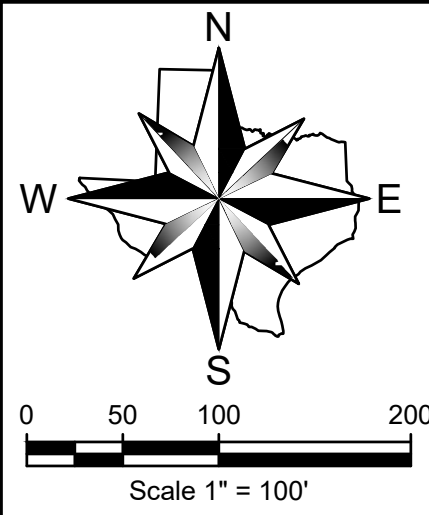
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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No Comments

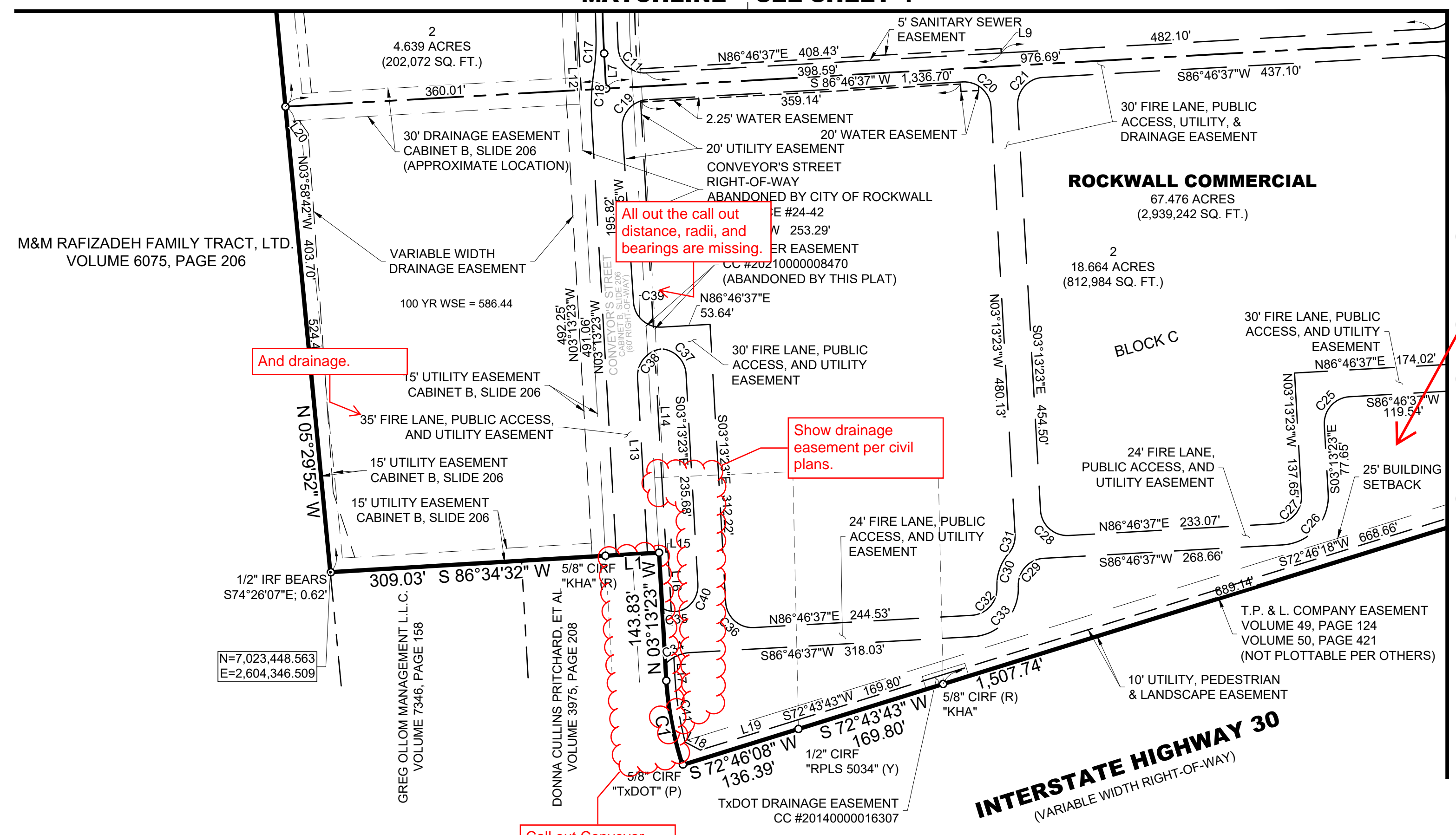


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 7330
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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

And drainage.

All out the call out distance, radii, and bearings are missing.

Show drainage easement per civil plans.

What about the second detention pond you added? We will need to see the detention easement and label 100 yr WSEL.

Call out Conveyor ROW

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
 Winkelmann & Assoc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 (972) 490-7090

OWNER:
 Ikea Property, Inc.
 420 Alan Wood Road
 Conshohocken, Pennsylvania
 19228
 (610) 834-0180

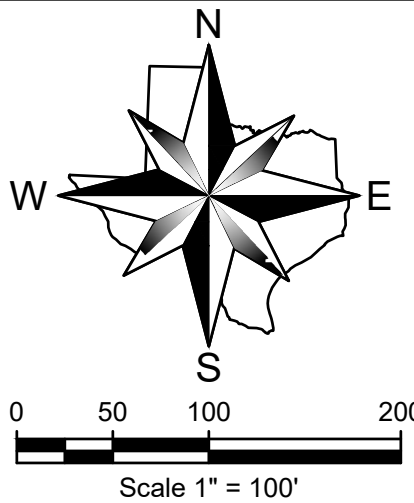
FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
 SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
 ABSTRACT NO. 134
 CITY PROJECT NO. _____

CT NO. 77 AND JOHN
 TRACT NO. 134
 Y, TEXAS
 C.
 420 ALAN WOOD ROAD
 CONSHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 67.476 ACRES

Date : 01.27.25
Scale : 1" = 100'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
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OF
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ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
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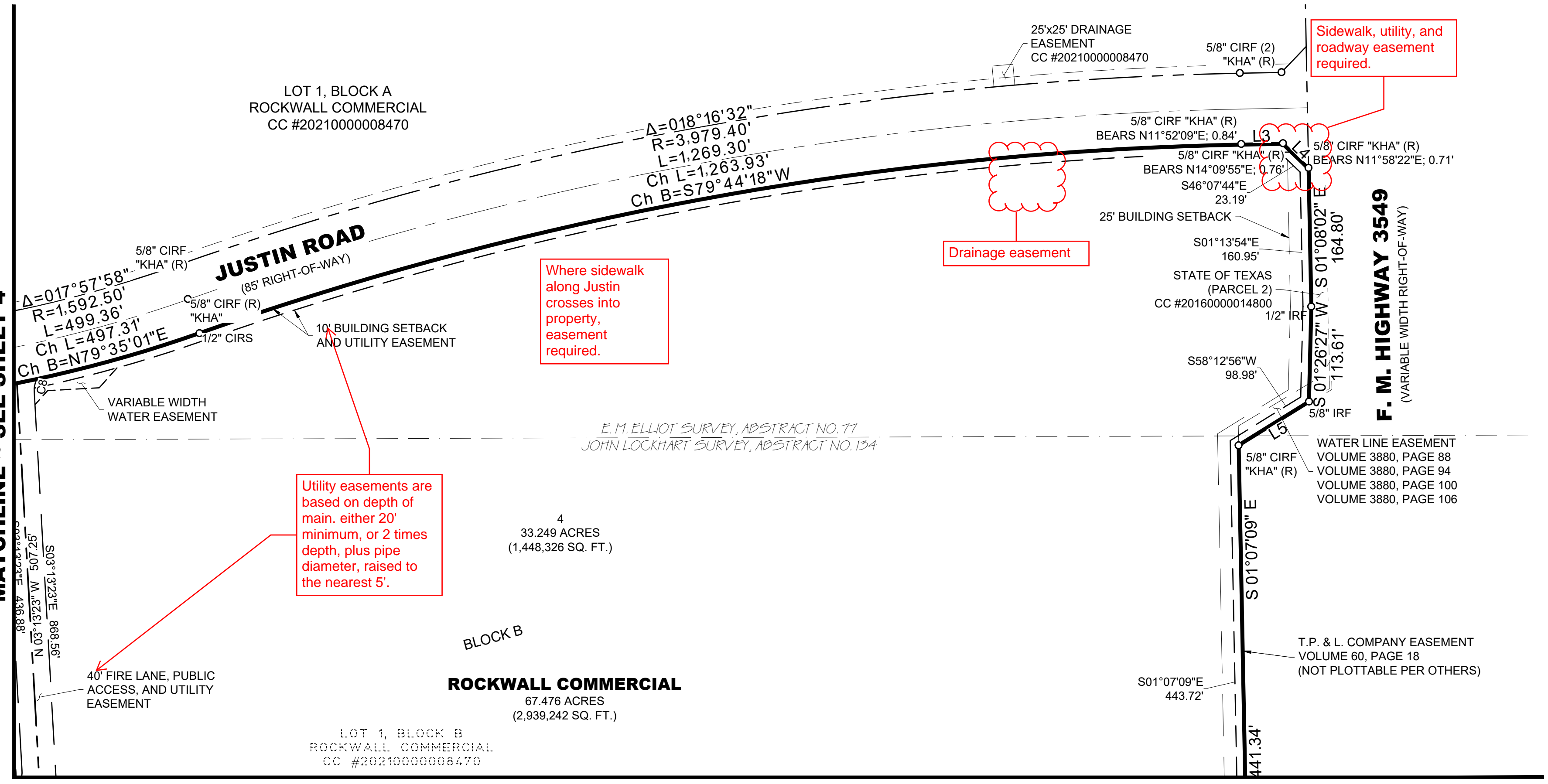
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
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 (972) 490-7090
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 Texas Engineers Registration No. 89 092025
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY, INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 67.476 ACRES

Date : 01.27.25
 Scale : 1" = 100'
 File : 63406.00-FPLT
 Project No. : 63406.00

SHEET
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of
6



According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
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OWNER:
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FINAL PLAT
ROCKWALL COMMERCIAL
 LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
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 67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY PROJECT NO. _____



DEVELOPMENT APPLICATION

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

STAFF USE
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 Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial

LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed-Use

ACREAGE 67.476

LOTS [CURRENT]

3

LOTS [PROPOSED]

4 total

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 IKEA Property, Inc.

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON Kevin Gilbert

CONTACT PERSON Will Winkelmann

ADDRESS 420 Alan Wood Road

ADDRESS 6750 Hillcrest Plaza Dr.

Conshohocken, PA

Suite 215

CITY, STATE & ZIP Conshohocken, PA

CITY, STATE & ZIP Dallas, TX 75230

PHONE (610) 834-0180

PHONE 214-549-7296

E-MAIL kevin.gilbert@ingka.ikea.com

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

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

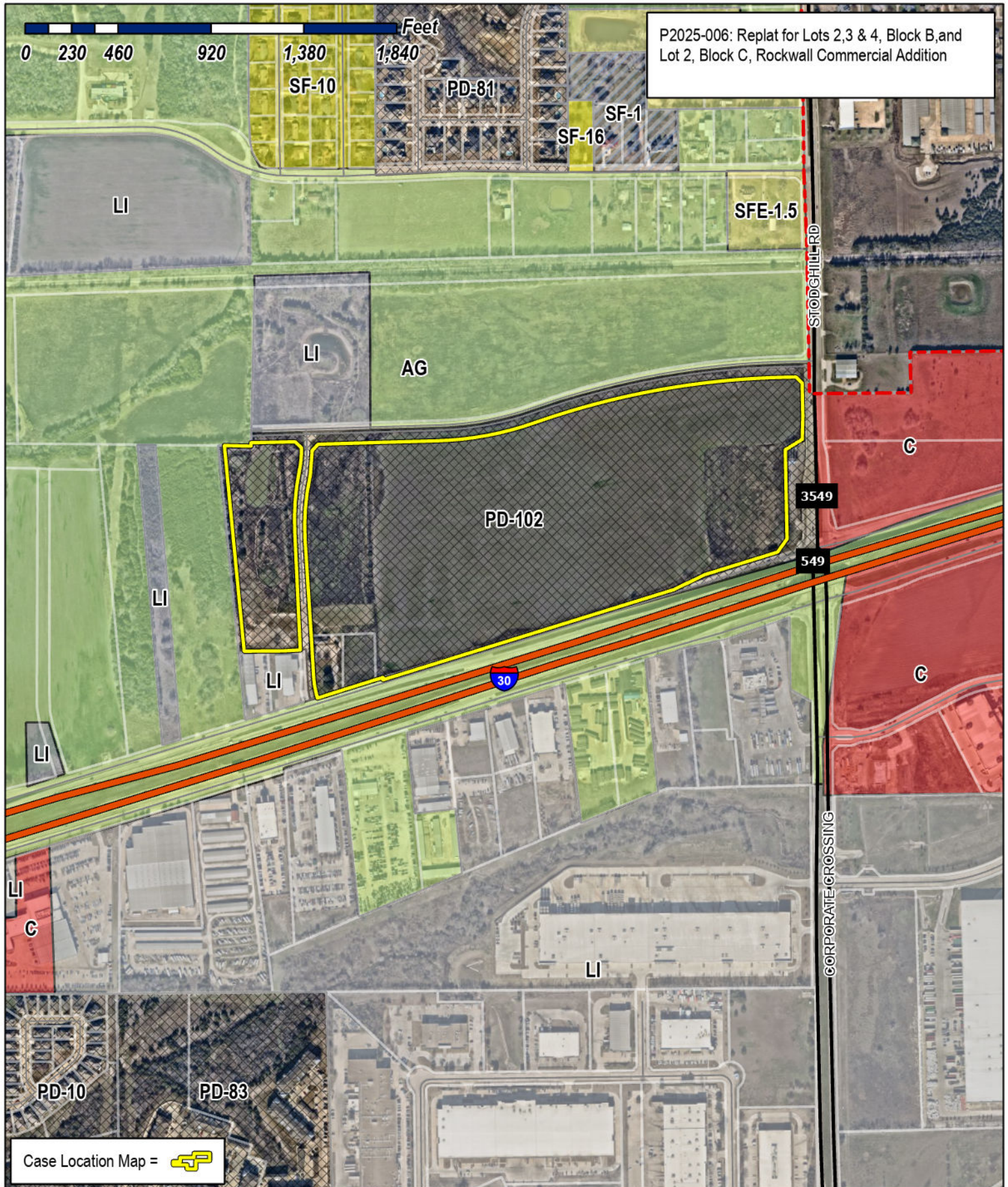
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,649.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF February, 2025. BY SIGNING THIS APPLICATION, 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 14 DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Commonwealth of Pennsylvania - Notary Seal
Cassandra L. Bryant, Notary Public
Philadelphia County
My Commission Expires February 23, 2028
MY COMMISSION NUMBER 1443740



City of Rockwall

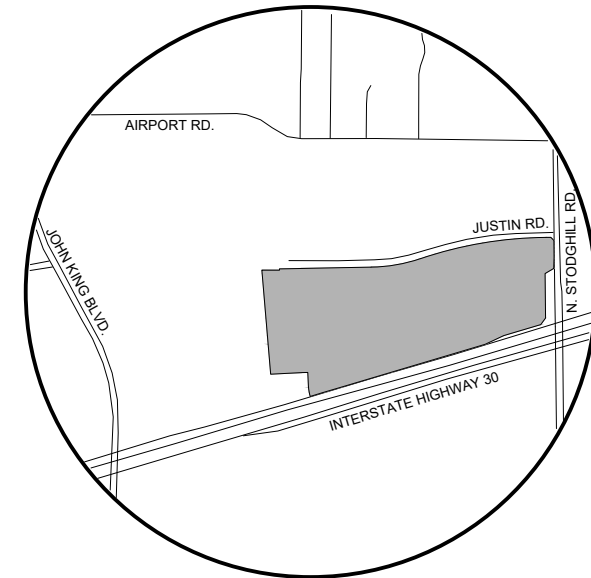
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

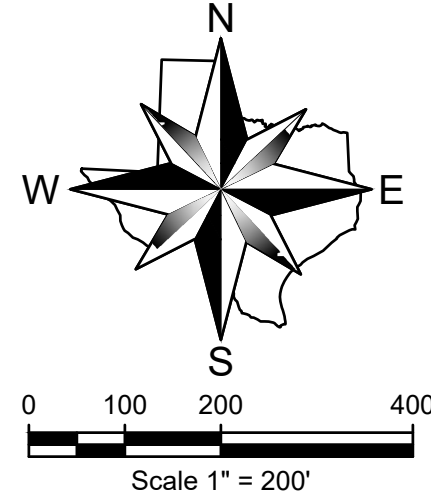


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line

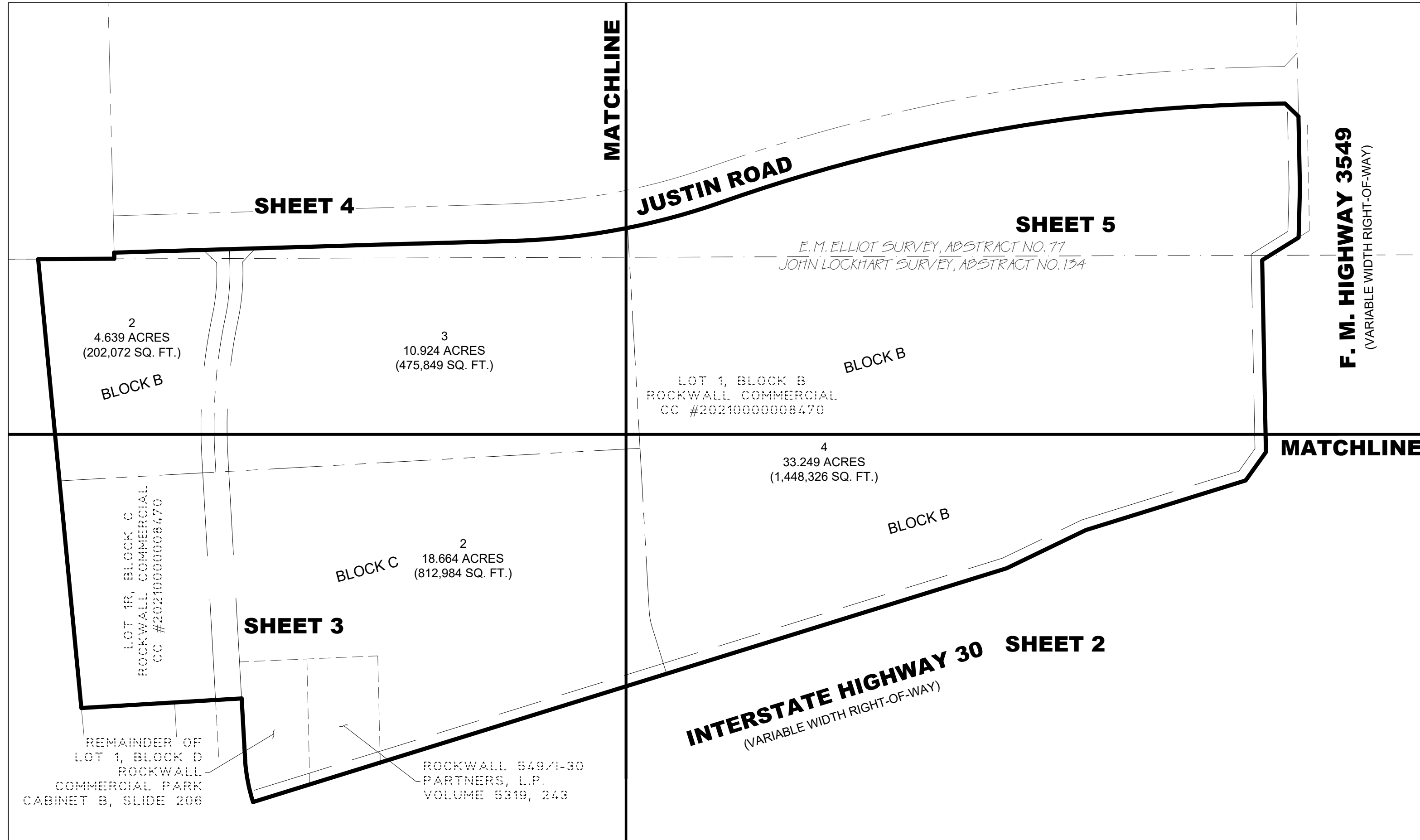


VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- (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).



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

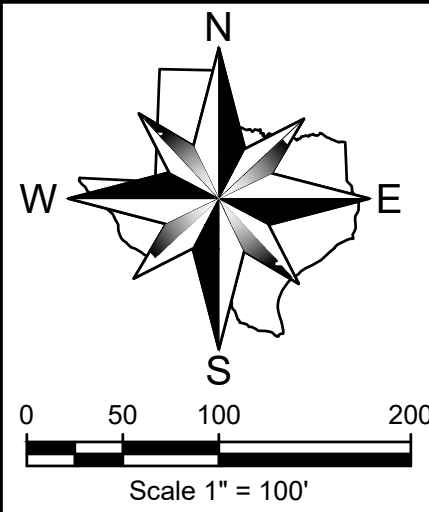
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89 09026
Texas Surveyors Registration No. 10001
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IKEA PROPERTY, INC.
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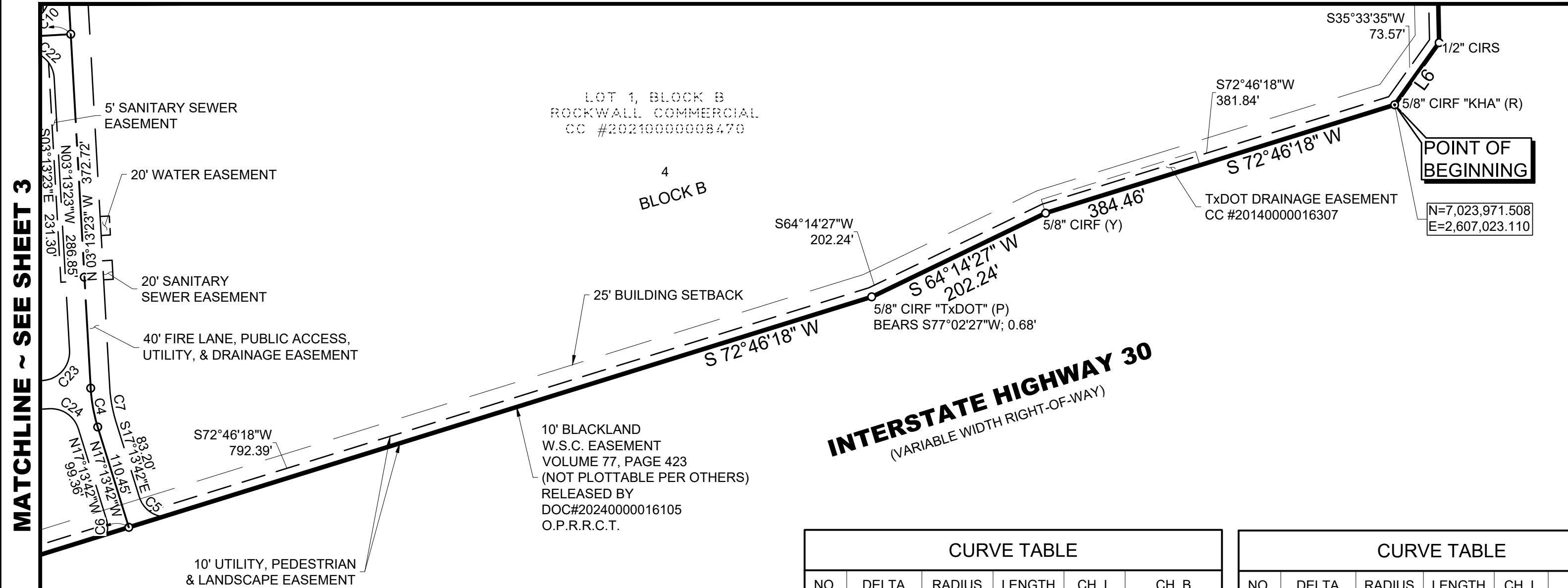
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LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 200'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
1
OF
6



MATCHLINE ~ SEE SHEET 5



ABBREVIATION LEGEND

ABBR.	DEFINITION
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PKS	PK nail set
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CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C33	89°29'52"	54.00'	84.35'	76.03'	N42°01'41"E
C34	44°23'28"	40.00'	30.99'	30.22'	S64°34'53"W
C35	73°54'52"	25.00'	32.25'	30.06'	N85°28'26"E
C36	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C37	78°19'21"	30.00'	41.01'	37.89'	N42°23'03"W
C38	83°16'33"	30.73'	44.66'	40.83'	S39°39'40"W
C39	89°13'54"	30.00'	46.72'	42.14'	S48°36'26"E
C40	51°44'23"	30.00'	27.09'	26.18'	N22°38'49"E
C41	10°23'45"	387.84'	70.37'	70.27'	S09°06'40"E
C42	13°38'17"	536.00'	127.58'	127.28'	N05°05'49"E
C43	16°05'57"	1,163.92'	327.05'	325.97'	S03°51'58"W

MATCHLINE ~ SEE SHEET 3

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S03°13'23"E	5.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S01°43'20"E	29.59'
L11	S01°43'20"E	29.59'
L12	S03°13'23"E	39.51'
L13	N03°13'23"W	197.86'
L14	N03°13'23"W	226.54'
L15	N86°46'37"E	2.17'
L16	N03°13'23"W	66.59'
L17	N03°13'23"W	25.72'
L18	N62°13'52"W	19.36'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S72°46'08"W	112.22'
L20	N35°30'23"W	17.70'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C5	65°19'21"	30.00'	34.20'	32.38'	S49°53'22"E
C6	30°45'06"	30.00'	16.10'	15.91'	N01°51'08"W
C7	14°00'19"	150.00'	36.67'	36.57'	S10°13'32"E
C8	29°57'58"	30.00'	15.69'	15.51'	S11°45'37"W
C9	45°51'51"	30.00'	24.01'	23.38'	N26°09'18"W
C10	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C11	90°16'21"	30.00'	47.27'	42.53'	S48°05'12"E
C12	14°51'58"	1,183.92'	307.19'	306.32'	S04°28'58"W
C13	13°38'17"	516.00'	122.82'	122.53'	N05°05'49"E
C14	13°38'17"	472.00'	112.35'	112.08'	N05°05'49"E
C15	15°08'20"	1,227.92'	324.44'	323.50'	S04°20'47"W
C16	13°58'20"	1,207.92'	294.57'	293.84'	S04°55'47"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C17	10°27'34"	250.64'	45.75'	45.69'	N03°11'08"E
C18	11°39'06"	250.00'	50.84'	50.75'	S02°36'10"W
C19	90°15'07"	30.00'	47.26'	42.52'	S41°39'04"W
C20	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C21	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C22	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C23	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C24	75°59'41"	30.00'	39.79'	36.94'	N55°13'32"W
C25	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C26	90°00'00"	54.00'	84.82'	76.37'	N41°46'37"E
C27	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C28	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C29	89°29'52"	30.00'	46.86'	42.24'	S42°01'41"W
C30	43°13'23"	54.01'	40.75'	39.79'	S19°10'37"W
C31	44°00'51"	30.00'	23.05'	22.48'	N18°47'03"E
C32	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

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(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
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LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
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ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

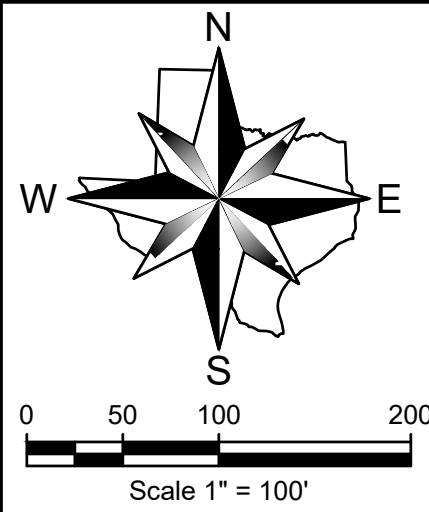
FINAL PLAT
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 67.476 ACRES

Date : 01.27.25
 Scale : 1" = 100'
 File : 63406.00-FPLT
 Project No. : 63406.00

SHEET
2
of
6

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
 LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY, INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PENNSYLVANIA 19228

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 (972) 490-7099 FAX
 Texas Engineers Registration No. 89 09025
 Texas Surveyors Registration No. 10005
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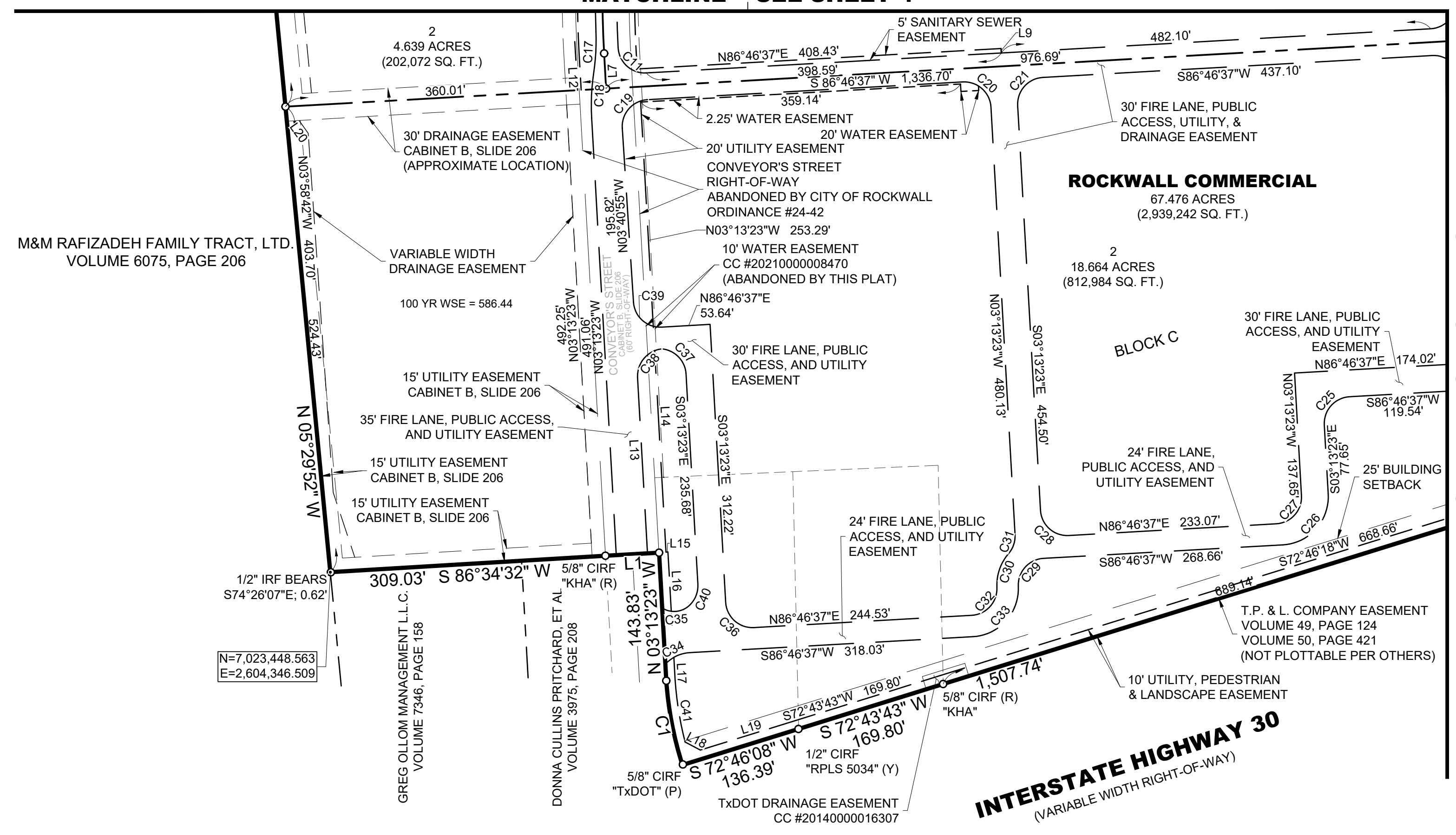


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 7330
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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

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SHEET
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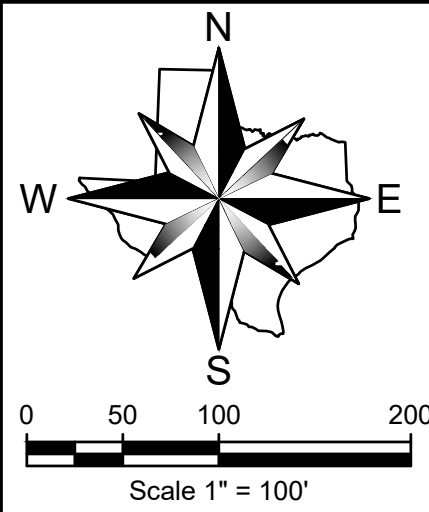
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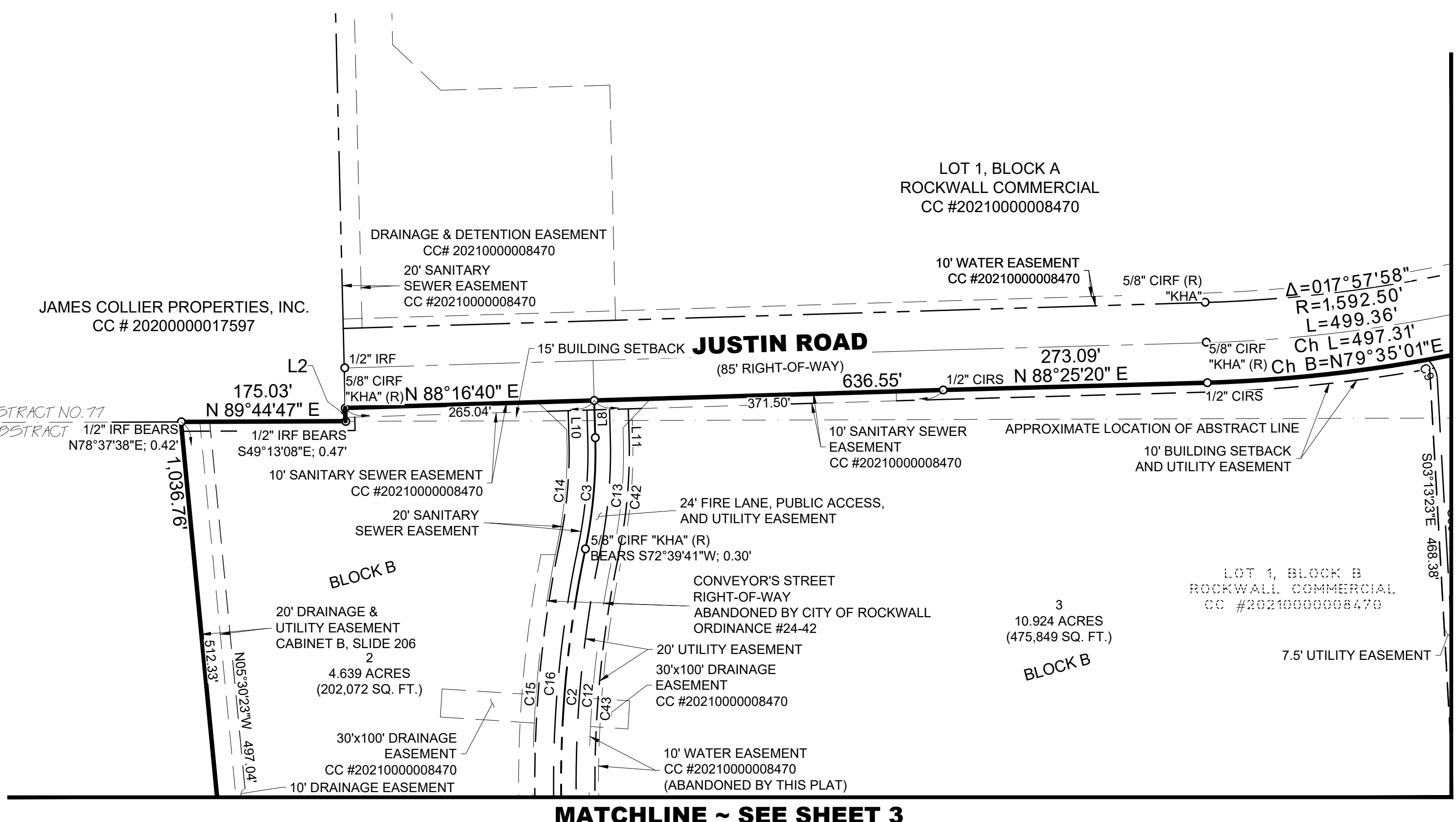
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
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 67.476 ACRES

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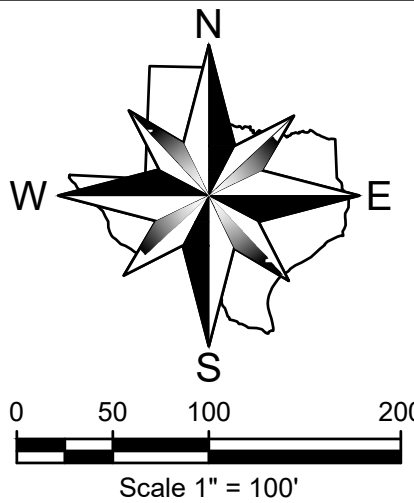
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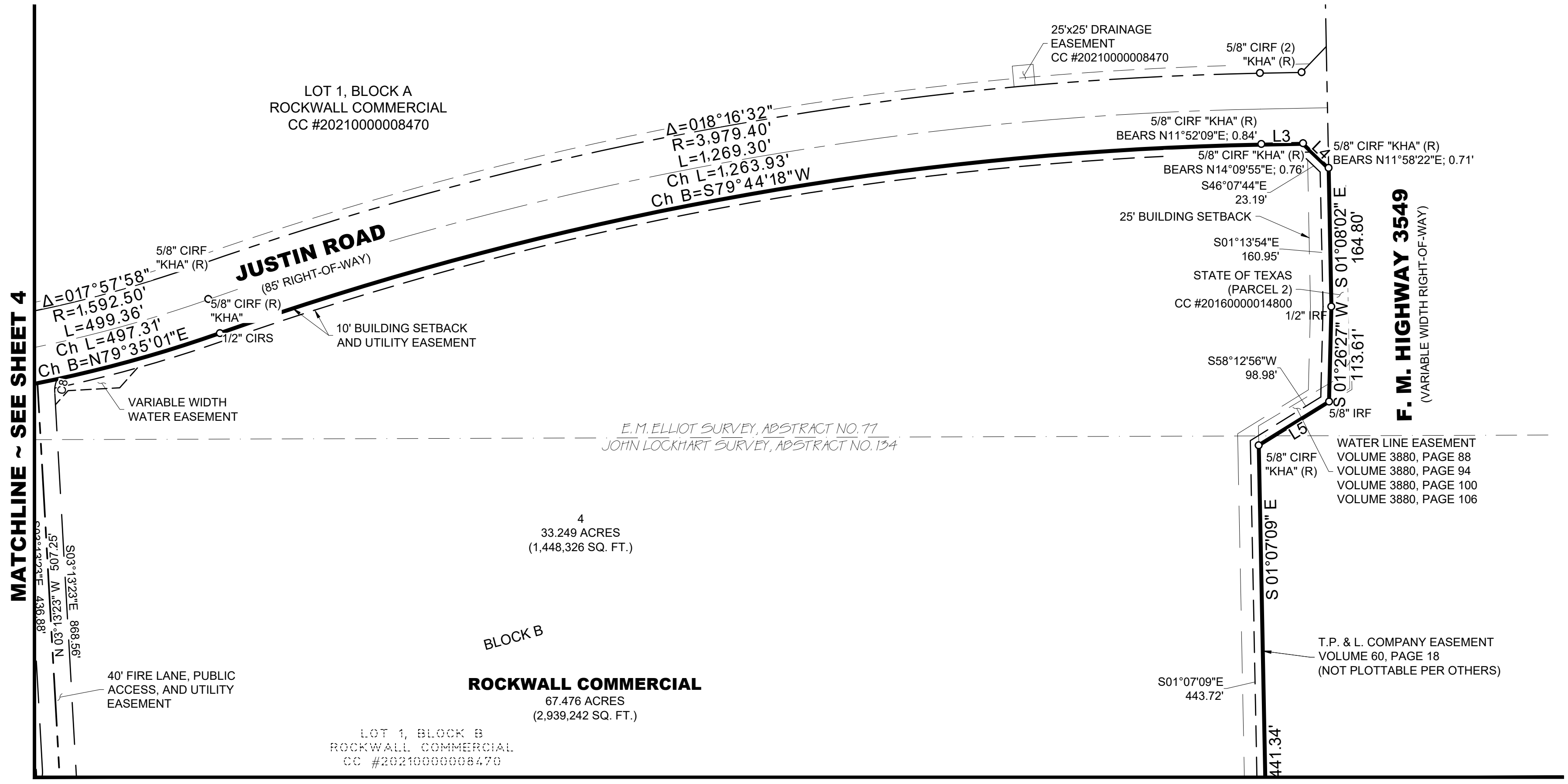
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SHEET
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 CITY PROJECT NO. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, IKEA PROPERTY, INC., are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 2021000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. 24-42, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF _____ §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** subdivision to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COMMERCIAL 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;

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 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.
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.

By: _____ By: _____

Printed Name and Title Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

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

Given upon my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas My commission expires _____

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing 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 _____, 2025.

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89 00000005
Copyright © 2025, Winkelmann & Associates, Inc.

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : N/A
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
6
of
6



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: March 3, 2025
APPLICANT: Will Winkelmann; *Winkelmann & Associates, Inc.*
CASE NUMBER: P2025-006; *Replat for Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition*

SUMMARY

Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a Replat for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (FM-3549), and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for a 67.476-acre parcel of land (i.e. Lot 1, Block B; Lot 1R, Block C, Rockwall Commercial Addition; a portion of Lot 1, Block D, Rockwall Commercial Park Addition) for the purpose of establishing four (4) lots (i.e. Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition) in accordance with the approved preliminary plat [Case No. P2024-033]. In addition, the proposed Replat will establish the required easements for the construction of a Large Format Retailer (i.e. IKEA) on the subject property.
- Background. The subject property was annexed by the City Council on December 3, 1985 by Ordinance No. 85-69 [Case No. A1985-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 Zoning Map, a portion of the subject property was zoned Highway Commercial (HC) District at some point between annexation and December 6, 1993. This designation was later changed to a Light Industrial (LI) District between December 8, 1993 and April 5, 2005 according to the City's Historic Zoning Maps. On January 6, 2020, the City Council approved Case No. P2019-048 (filed on April 9, 2021) establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. On October 2, 2023, the City Council adopted Ordinance No. 23-56 [Case No. Z2023-041] changing the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District. On October 21, 2024, the City Council approved a zoning change [Case No. Z2024-035; Ordinance No. 24-42] that establish the subject property as Planned Development District 102 (PD-102) for limited Commercial (C) District land uses. On November 4, 2024, the City Council approved a preliminary plat [Case No. P2024-033] for the subject property. The subject property has remained vacant since annexation.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 2, 3, & 4, Block B & Lot 2, Block C, Rockwall Commercial Addition*, 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 Replat; and,
- (2) Any construction resulting from the approval of this Replat 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 February 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 5-0, with Commissioners Deckard and Thompson absent.



DEVELOPMENT APPLICATION

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

STAFF USE
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 Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial

LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed-Use

ACREAGE 67.476

LOTS [CURRENT]

3

LOTS [PROPOSED]

4 total

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 IKEA Property, Inc.

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON Kevin Gilbert

CONTACT PERSON Will Winkelmann

ADDRESS 420 Alan Wood Road

ADDRESS 6750 Hillcrest Plaza Dr.

Conshohocken, PA

Suite 215

CITY, STATE & ZIP Conshohocken, PA

CITY, STATE & ZIP Dallas, TX 75230

PHONE (610) 834-0180

PHONE 214-549-7296

E-MAIL kevin.gilbert@ingka.ikea.com

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

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

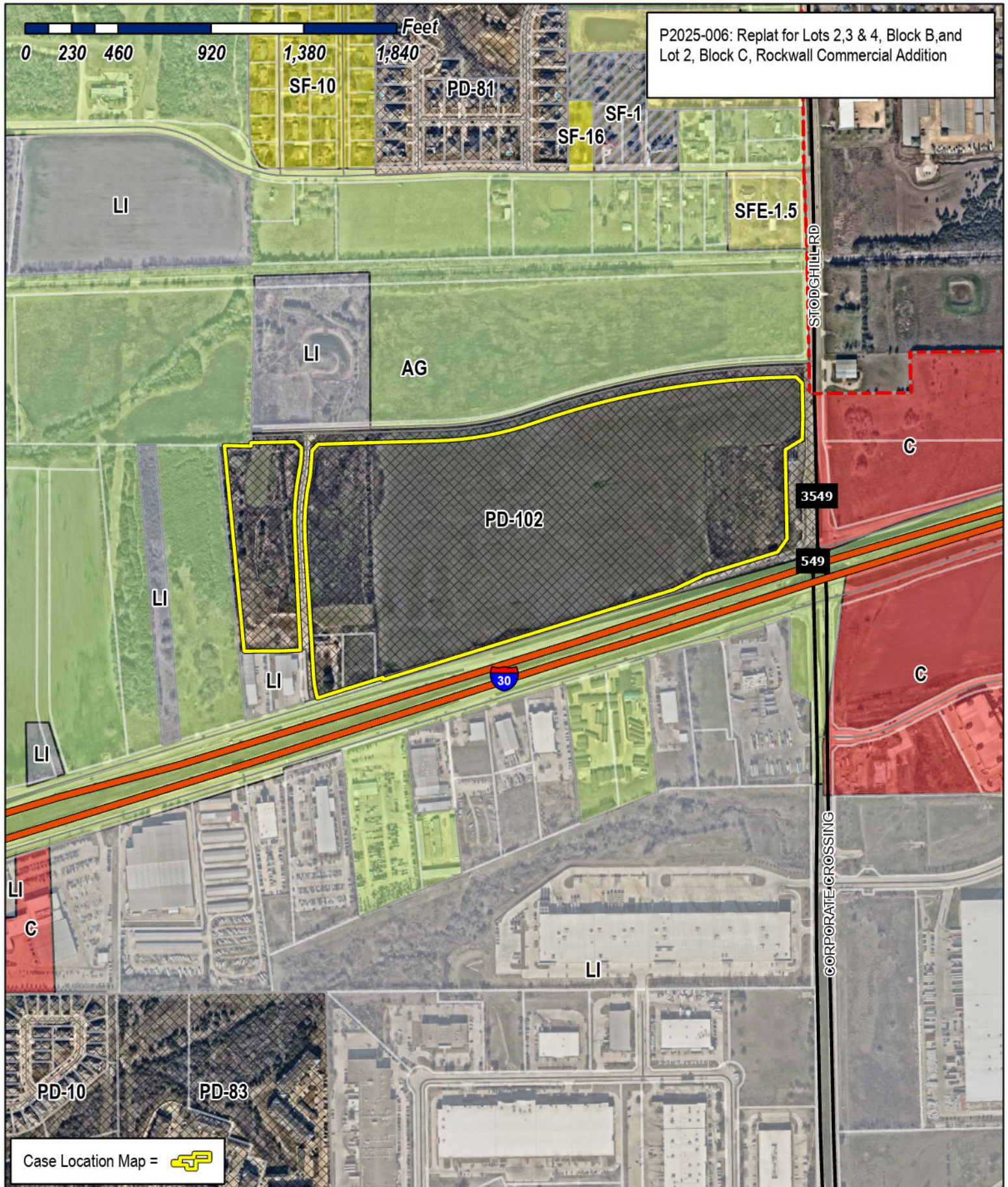
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,649.52 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF February 2025. BY SIGNING THIS APPLICATION, 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 14 DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Commonwealth of Pennsylvania - Notary Seal
Cassandra L. Bryant, Notary Public
Philadelphia County
My Commission Expires February 23, 2028
MY COMMISSION NUMBER 1443740



P2025-006: Replat for Lots 2,3 & 4, Block B, and Lot 2, Block C, Rockwall Commercial Addition

0 230 460 920 1,380 1,840 Feet

Case Location Map =



City of Rockwall

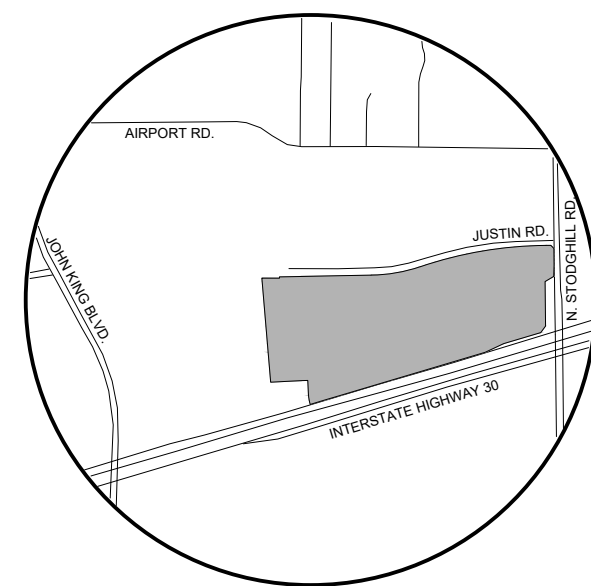
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

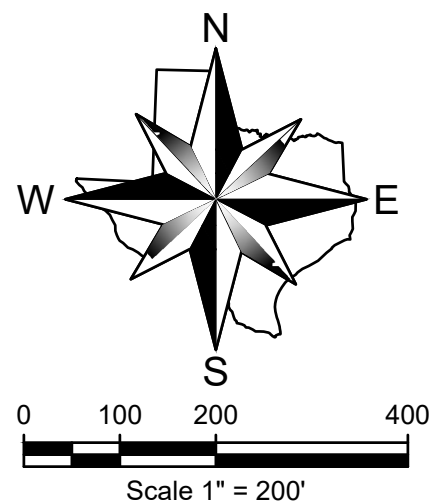


ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line

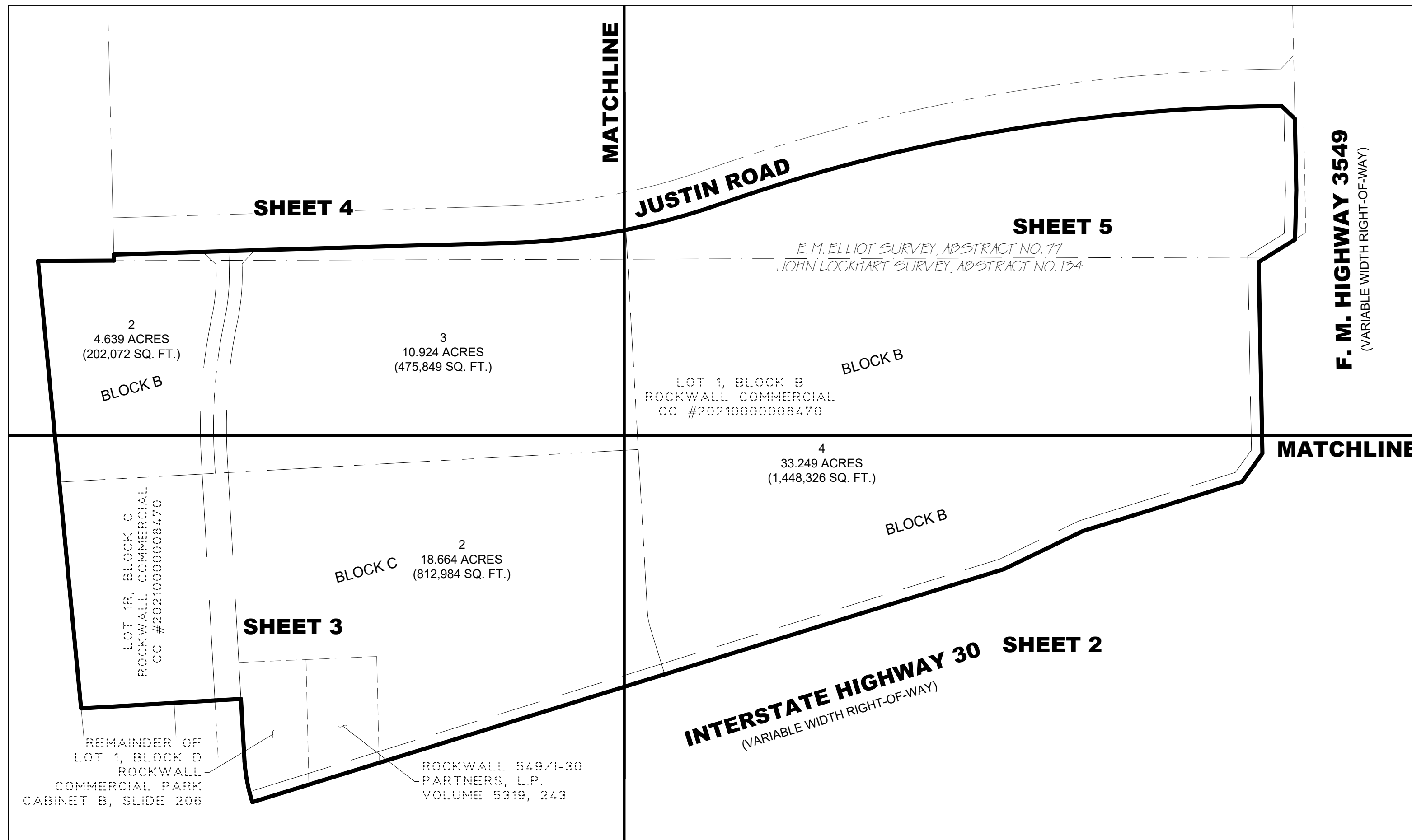


VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- (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).



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1,
BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____

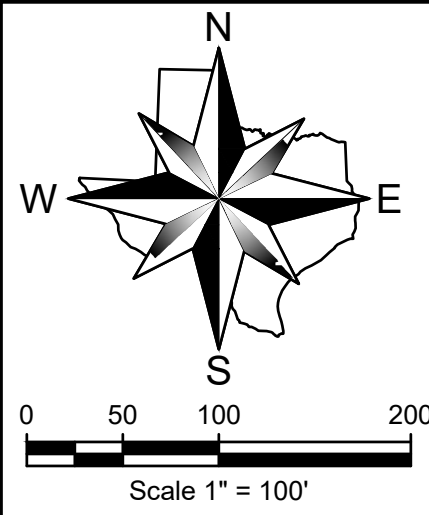
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89 090205
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN
LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : 1" = 200'
File : 63406.00-FPLT
Project No. : 63406.00

SHEET 1 OF 6



MATCHLINE ~ SEE SHEET 5

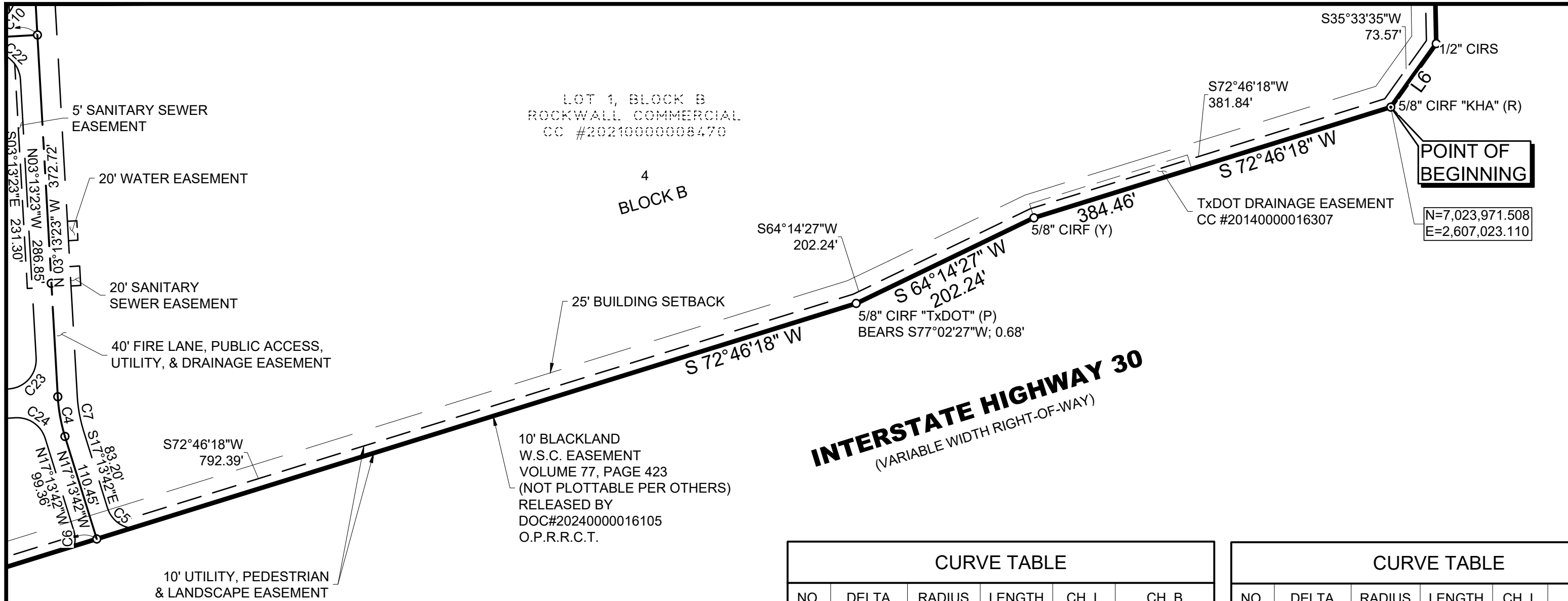
ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C33	89°29'52"	54.00'	84.35'	76.03'	N42°01'41"E
C34	44°23'28"	40.00'	30.99'	30.22'	S64°34'53"W
C35	73°54'52"	25.00'	32.25'	30.06'	N85°28'26"E
C36	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C37	78°19'21"	30.00'	41.01'	37.89'	N42°23'03"W
C38	83°16'33"	30.73'	44.66'	40.83'	S39°39'40"W
C39	89°13'54"	30.00'	46.72'	42.14'	S48°36'26"E
C40	51°44'23"	30.00'	27.09'	26.18'	N22°38'49"E
C41	10°23'45"	387.84'	70.37'	70.27'	S09°06'40"E
C42	13°38'17"	536.00'	127.58'	127.28'	N05°05'49"E
C43	16°05'57"	1,163.92'	327.05'	325.97'	S03°51'58"W

MATCHLINE ~ SEE SHEET 3



INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S03°13'23"E	5.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S01°43'20"E	29.59'
L11	S01°43'20"E	29.59'
L12	S03°13'23"E	39.51'
L13	N03°13'23"W	197.86'
L14	N03°13'23"W	226.54'
L15	N86°46'37"E	2.17'
L16	N03°13'23"W	66.59'
L17	N03°13'23"W	25.72'
L18	N62°13'52"W	19.36'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S72°46'08"W	112.22'
L20	N35°30'23"W	17.70'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C5	65°19'21"	30.00'	34.20'	32.38'	S49°53'22"E
C6	30°45'06"	30.00'	16.10'	15.91'	N01°51'08"W
C7	14°00'19"	150.00'	36.67'	36.57'	S10°13'32"E
C8	29°57'58"	30.00'	15.69'	15.51'	S11°45'37"W
C9	45°51'51"	30.00'	24.01'	23.38'	N26°09'18"W
C10	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C11	90°16'21"	30.00'	47.27'	42.53'	S48°05'12"E
C12	14°51'58"	1,183.92'	307.19'	306.32'	S04°28'58"W
C13	13°38'17"	516.00'	122.82'	122.53'	N05°05'49"E
C14	13°38'17"	472.00'	112.35'	112.08'	N05°05'49"E
C15	15°08'20"	1,227.92'	324.44'	323.50'	S04°20'47"W
C16	13°58'20"	1,207.92'	294.57'	293.84'	S04°55'47"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C17	10°27'34"	250.64'	45.75'	45.69'	N03°11'08"E
C18	11°39'06"	250.00'	50.84'	50.75'	S02°36'10"W
C19	90°15'07"	30.00'	47.26'	42.52'	S41°39'04"W
C20	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C21	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C22	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C23	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C24	75°59'41"	30.00'	39.79'	36.94'	N55°13'32"W
C25	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C26	90°00'00"	54.00'	84.82'	76.37'	N41°46'37"E
C27	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C28	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C29	89°29'52"	30.00'	46.86'	42.24'	S42°01'41"W
C30	43°13'23"	54.01'	40.75'	39.79'	S19°10'37"W
C31	44°00'51"	30.00'	23.05'	22.48'	N18°47'03"E
C32	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
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Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNER:
Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(610) 834-0180

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89 000026
Texas Surveyors Registration No. 14831
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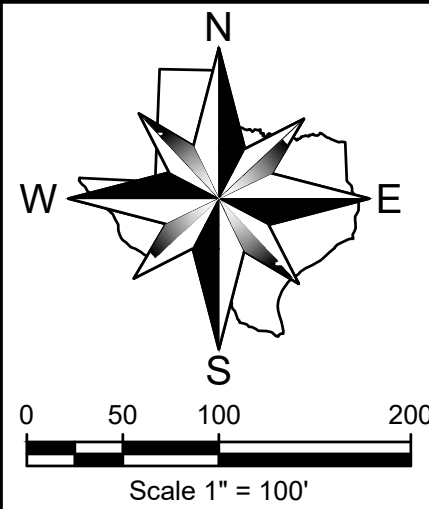
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67.476 ACRES

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SHEET
2
OF
6

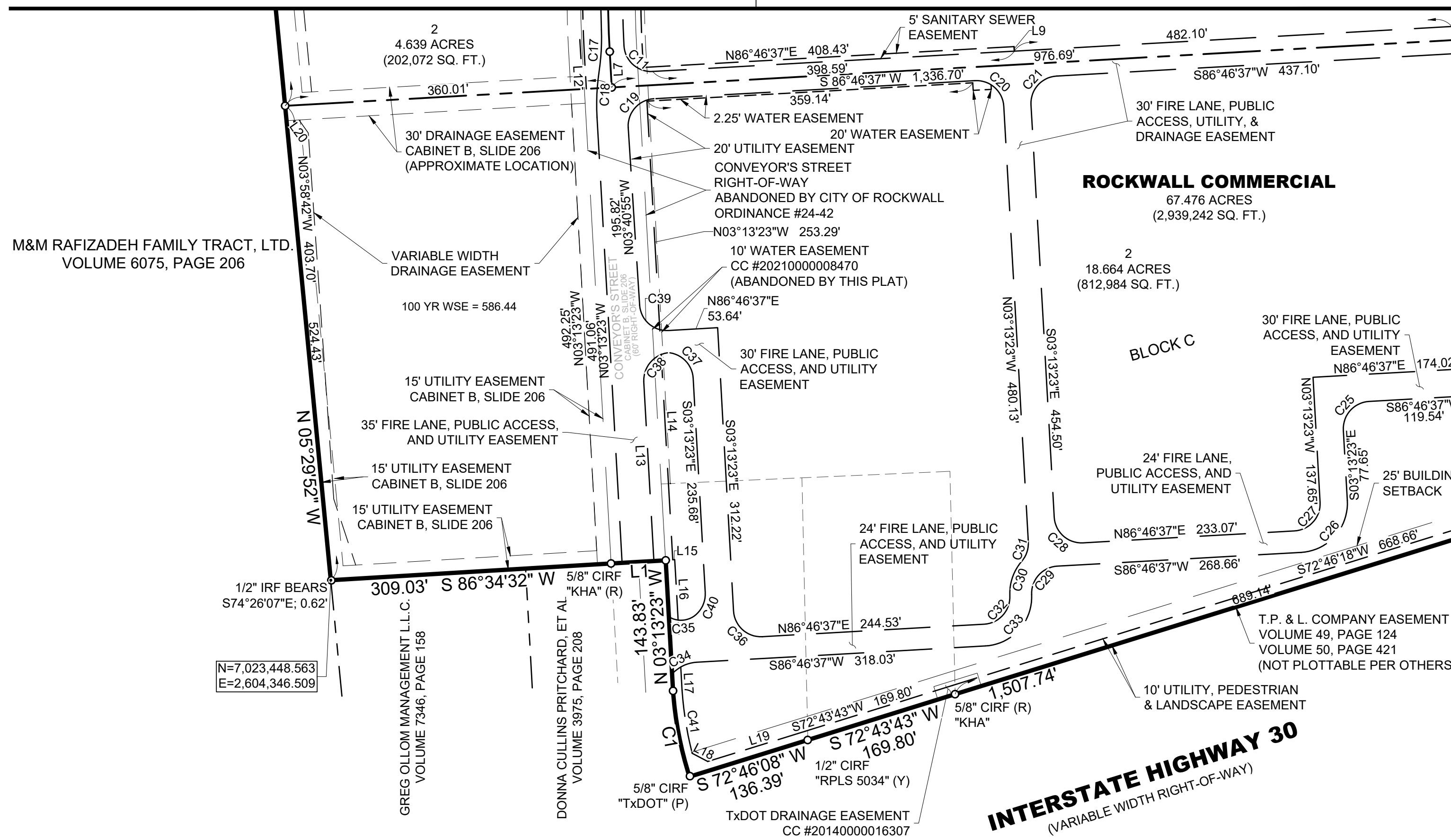
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CABINET B, SLIDE 206
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67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT
SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY,
ABSTRACT NO. 134
CITY PROJECT NO. _____



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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

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 Surveyor License No. 104205
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SHEET
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6

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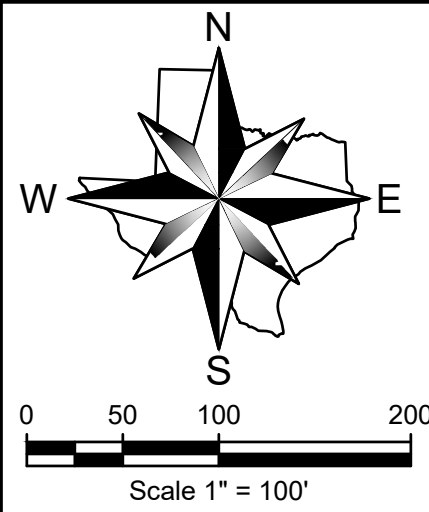
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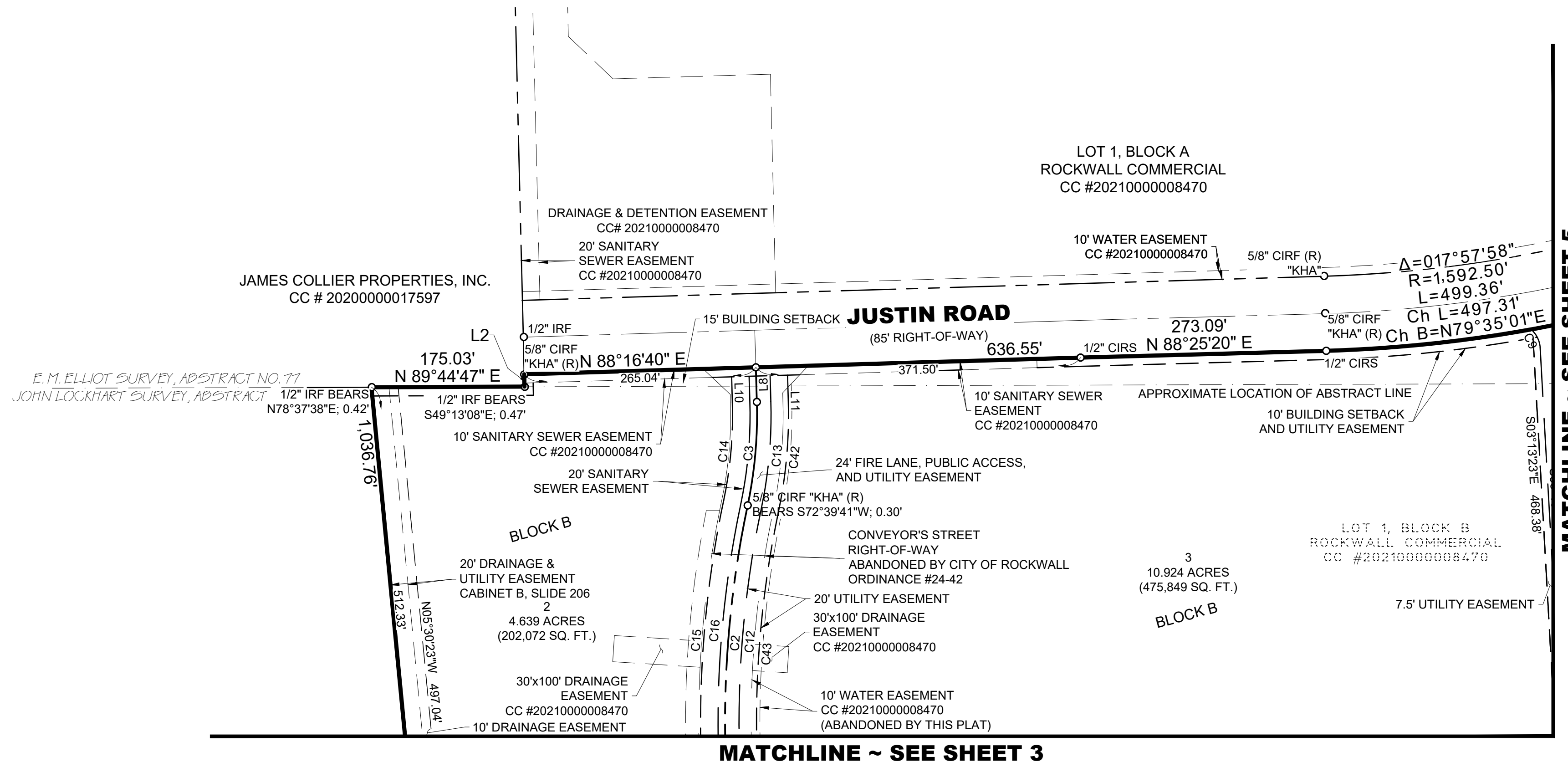


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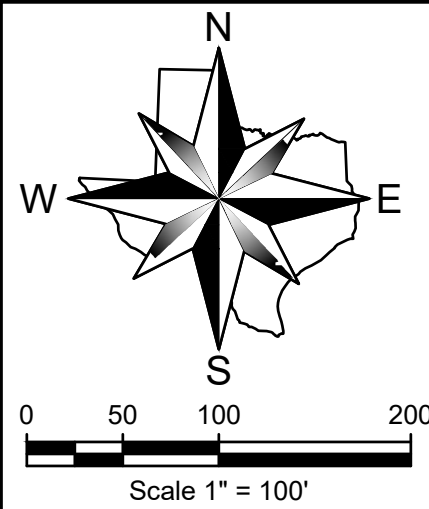
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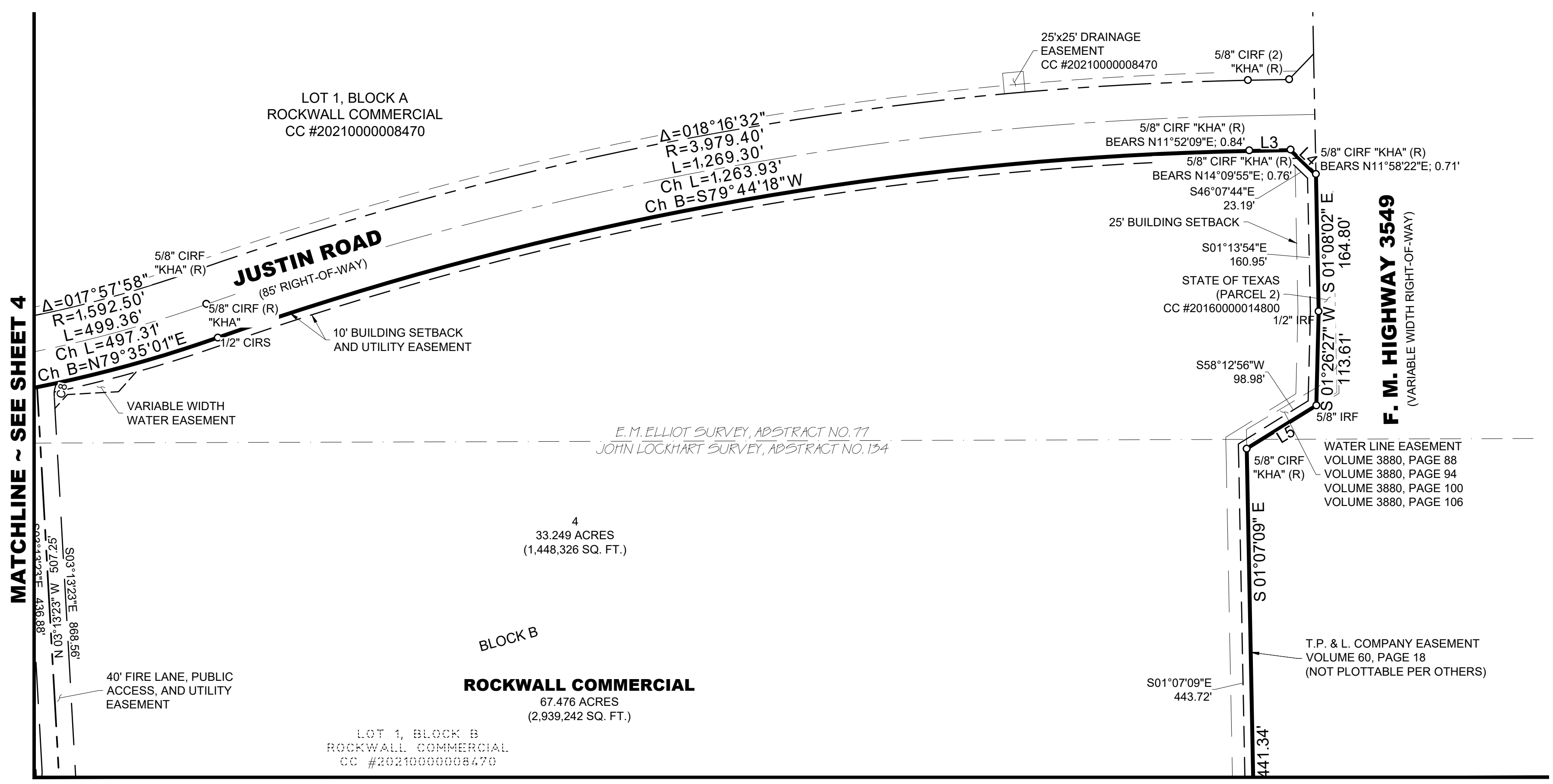
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4
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MATCHLINE ~ SEE SHEET 2

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SHEET
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ABSTRACT NO. 134
CITY PROJECT NO. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, IKEA PROPERTY, INC., are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 2021000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. 24-42, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF _____ §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL COMMERCIAL** subdivision to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COMMERCIAL 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;

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 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.
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.

By: _____ By: _____

Printed Name and Title Printed Name and Title

STATE OF _____ §
COUNTY OF _____ §

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

Given upon my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas My commission expires _____

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing 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 _____, 2025.

MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

CITY SECRETARY CITY ENGINEER

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89 00000005
COPYRIGHT © 2025, Winkelmann & Associates, Inc.

E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PENNSYLVANIA 19228

FINAL PLAT
ROCKWALL COMMERCIAL
LOTS 2, 3, & 4, BLOCK B AND LOT 2, BLOCK C
67.476 ACRES

Date : 01.27.25
Scale : N/A
File : 63406.00-FPLT
Project No. : 63406.00

SHEET
6
of
6



DATE: March 20, 2025

TO: Will Winkelmann
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, TX 75230

CC: Kevin Gilbert
IKEA Property, Inc.
420 Alan Wood Road
Conshohocken, PA

FROM: Henry Lee, *Senior Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2025-006; Replat for Lots 2-4, Block B & Lots 2, Block C, Rockwall Commercial Addition

Will Winkelmann:

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 March 3, 2025. 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 Replat 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 February 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 5-0, with Commissioners Deckard and Thompson absent.

City Council

On March 3, 2025, the City Council approved a motion to approve the Final Plat by a vote of 6-1, with Council Member McCallum dissenting.

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: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 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 within a 180-days of 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) 771-7745.

Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.

Sincerely,



Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department