



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 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 67.475

LOTS [CURRENT]

3

LOTS [PROPOSED]

13 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 Rockwall 549/I-30 PARTNERS LP / CONVEYOR I-30 PARTNERS LP

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON JAMES J. MELINO

CONTACT PERSON Will Winkelmann

ADDRESS 8750 N. CENTRAL EXPRESSWAY
SUITE 1735

ADDRESS 6750 Hillcrest Plaza Dr.
Suite 215

CITY, STATE & ZIP DALLAS, TX 75231

CITY, STATE & ZIP Dallas, TX 75230

PHONE 214-532-3924

PHONE 214-549-7296

E-MAIL jim@CAMBRIDGE COS. COM

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

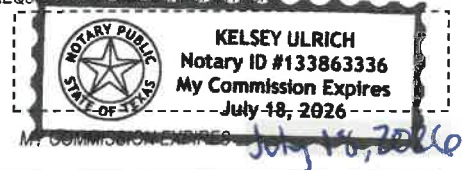
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James J. Melino, Authorized Representative of [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Rockwall 549/I-30 Partners, L.P. and Conveyor/I-30 Partners, L.P.

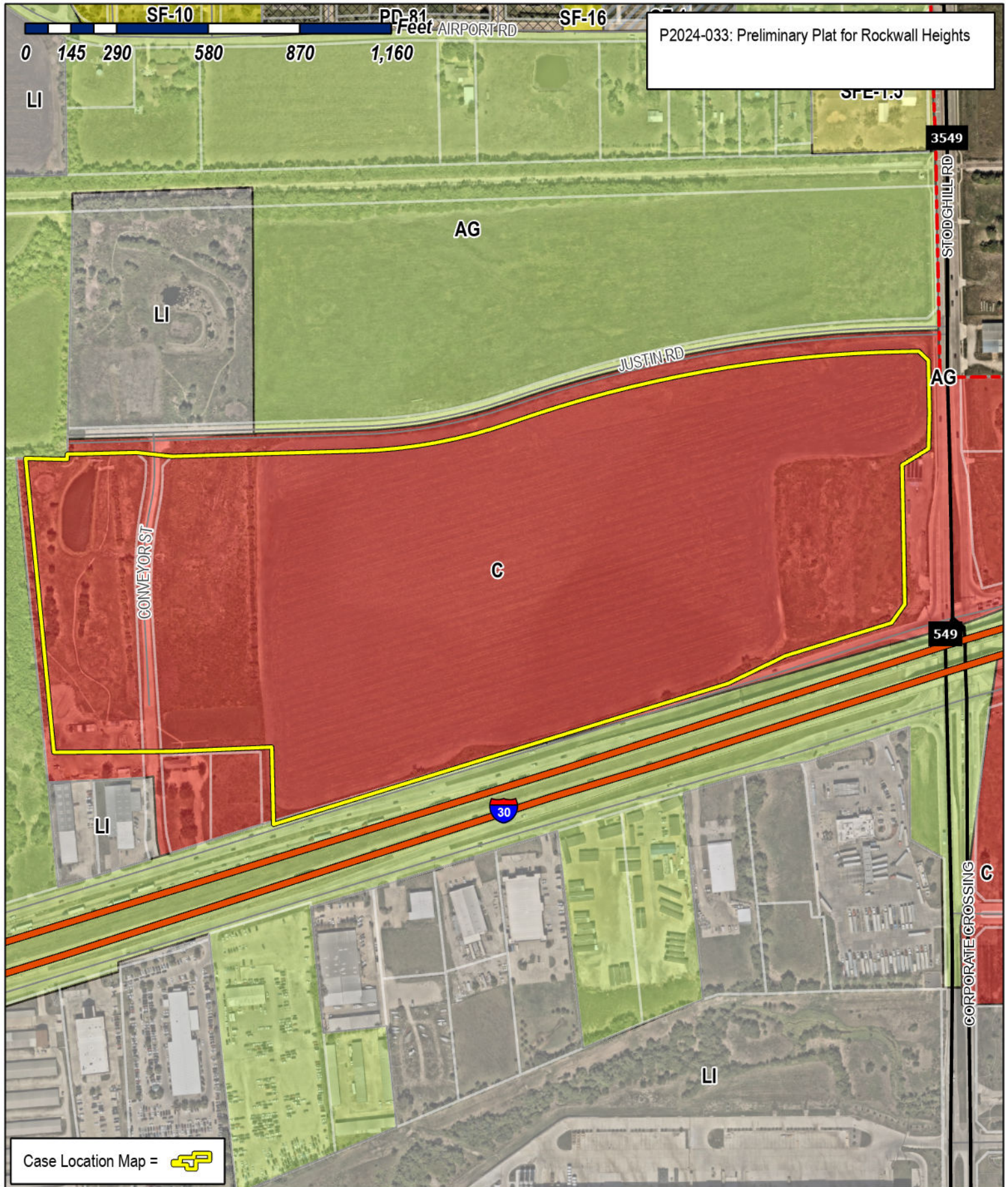
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF September, 2024. BY SIGNING THIS APPLICATION, 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 4th DAY OF September, 2024.


OWNER'S SIGNATURE *James J. Melino*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Kelsey Ulrich*





P2024-033: Preliminary Plat for Rockwall Heights

Case Location Map = 



City of Rockwall

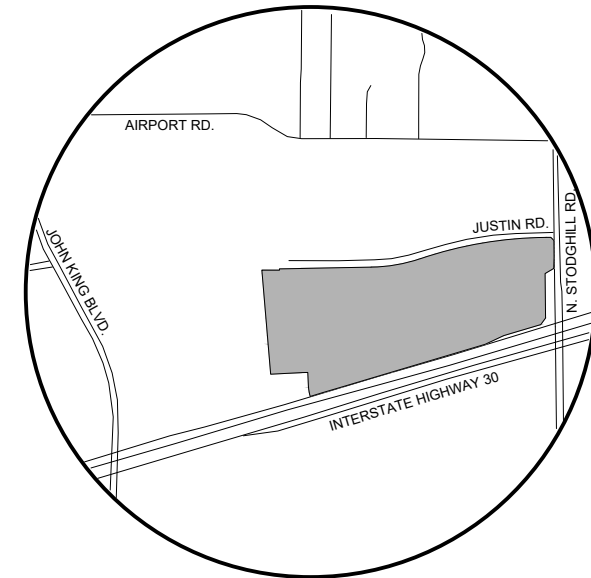
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

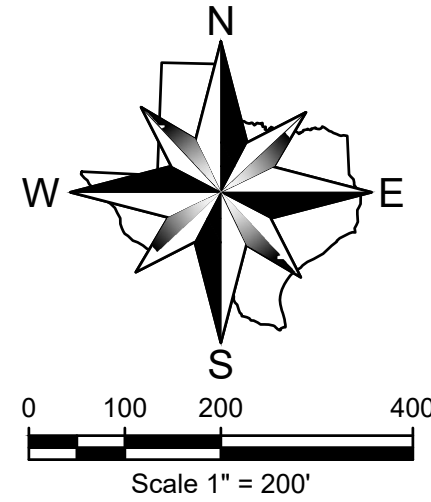


ABBREVIATION LEGEND

| ABBR. | DEFINITION |
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| B. L. | Building Line |



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

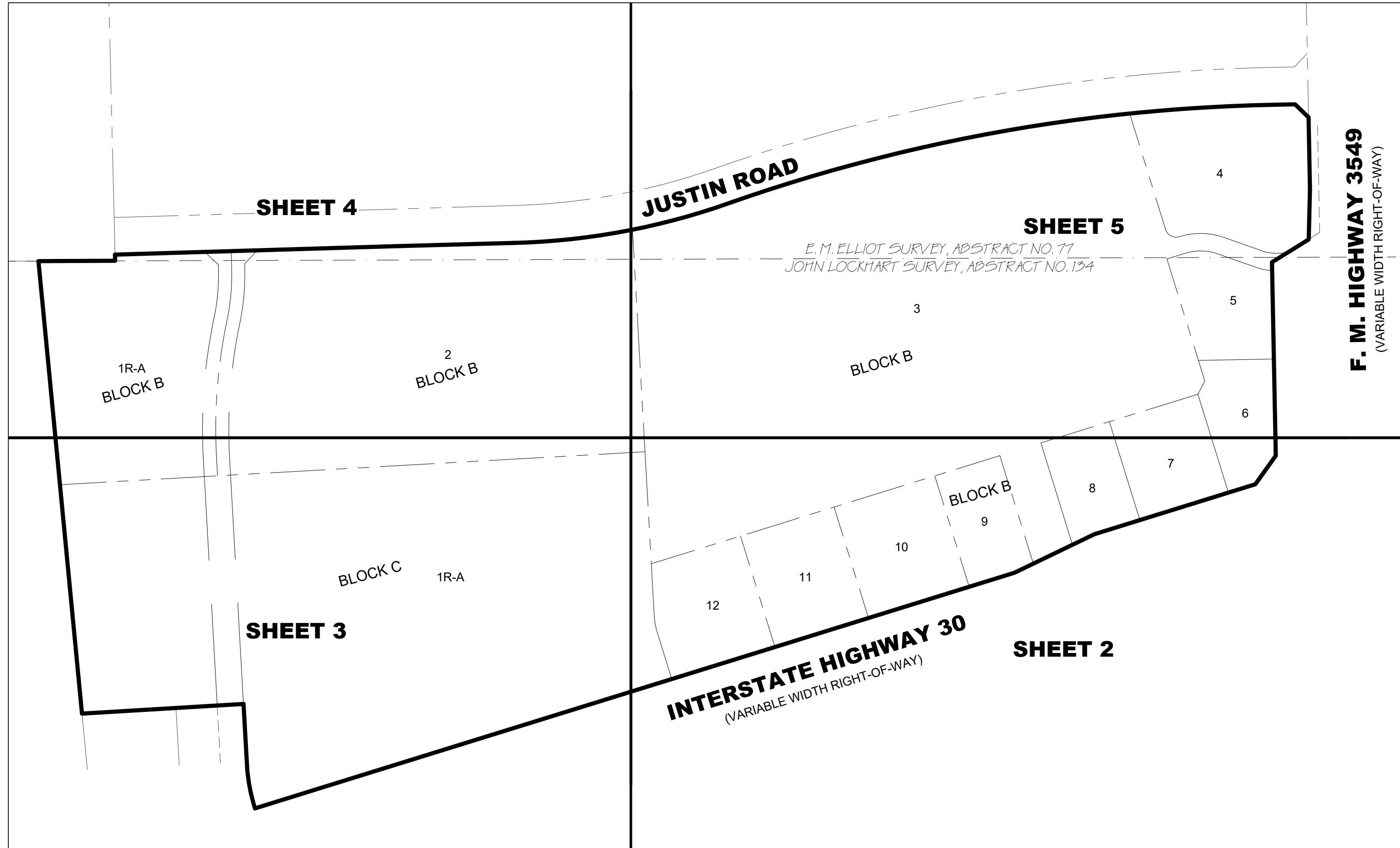
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject 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).

AREA TABLE (Block C)

| LOT | BLOCK | SQ. FT. | ACRES |
|------|-------|---------|--------|
| 1R-A | C | 812,984 | 18.664 |

AREA TABLE (Block B)

| LOT | BLOCK | SQ. FT. | ACRES |
|------|-------|---------|--------|
| 1R-A | B | 202,072 | 4.639 |
| 2 | B | 475,849 | 10.924 |
| 3 | B | 931,170 | 21.377 |
| 4 | B | 112,195 | 2.576 |
| 5 | B | 47,623 | 1.093 |
| 6 | B | 41,949 | 0.963 |
| 7 | B | 49,695 | 1.141 |
| 8 | B | 38,656 | 0.887 |
| 9 | B | 41,025 | 0.942 |
| 10 | B | 63,738 | 1.463 |
| 11 | B | 59,199 | 1.359 |
| 12 | B | 63,076 | 1.448 |



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.

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

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James (Jim) Melino

DEVELOPER
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228
(512) 492-2536
Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
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. _____

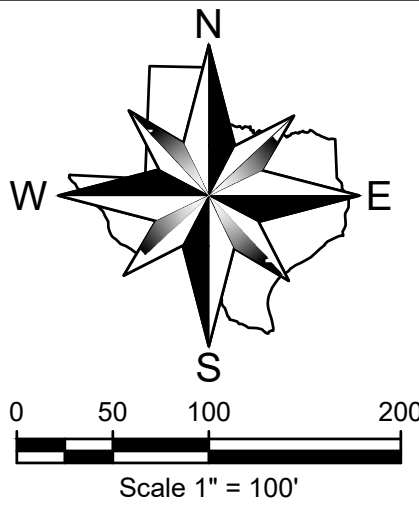
Date : 09.11.24
Scale : 1" = 200'
File : 63406.00-PPLT
Project No : 63406.00

SHEET
1
OF
6

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

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, PA 19228

Winkelmann & Associates, Inc.
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Texas Engineers Registration No. 89 09024
Texas Surveyors Registration No. 100000004
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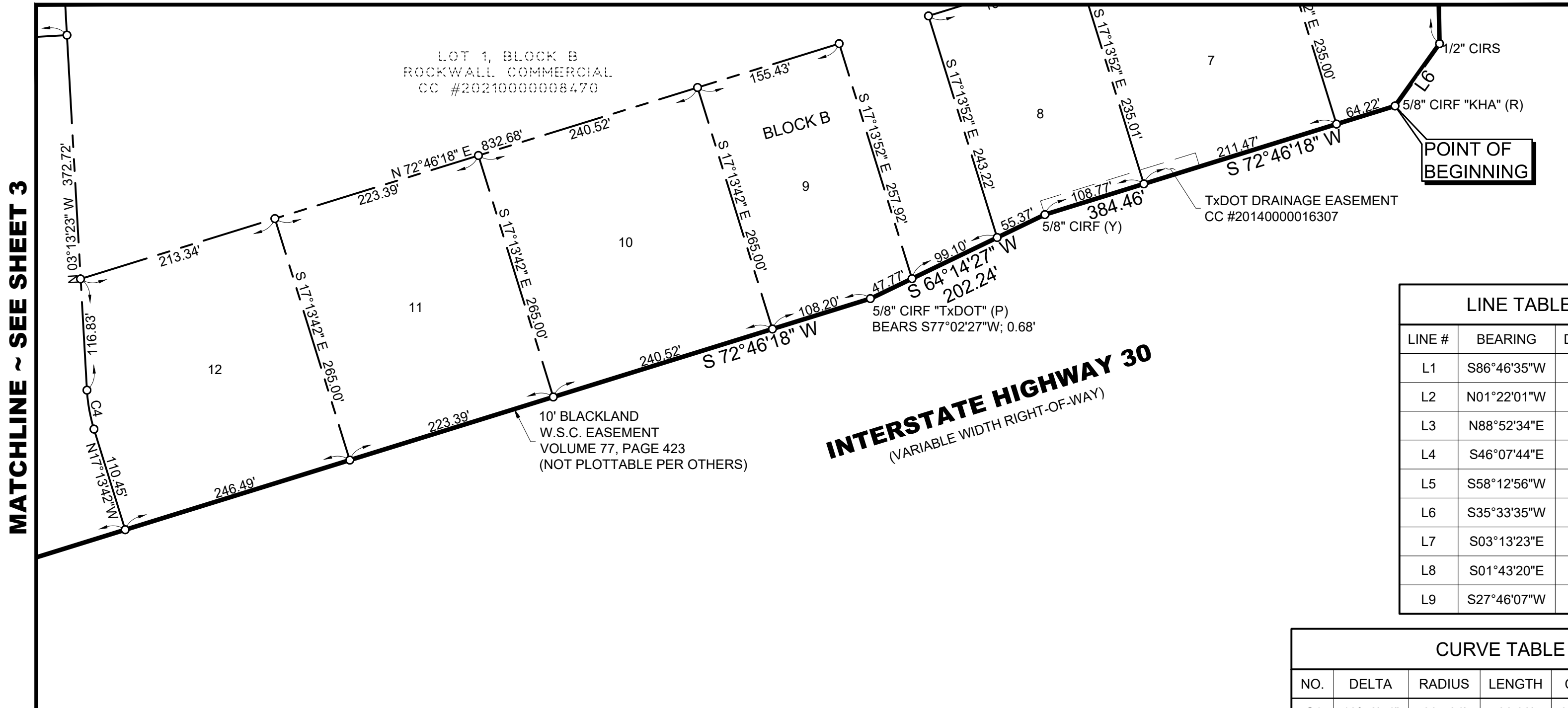


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 Texas Surveyors Registration No. 10000004
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MATCHLINE ~ SEE SHEET 5



| 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 | S27°46'07"W | 33.94' |

| 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 |
| C8 | 22°56'19" | 130.00' | 52.05' | 51.70' | S88°46'59"E |
| C9 | 36°58'01" | 160.00' | 103.23' | 101.45' | N89°05'33"W |
| C10 | 90°20'41" | 25.00' | 39.42' | 35.46' | S62°24'13"E |
| C11 | 9°17'14" | 170.00' | 27.56' | 27.53' | S81°06'54"E |
| C12 | 36°37'20" | 120.00' | 76.70' | 75.40' | N88°55'13"W |

MATCHLINE ~ SEE SHEET 3

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

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PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

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According to the Federal Emergency Management Agency, Flood Insurance Rate Map
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 Zone X.

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

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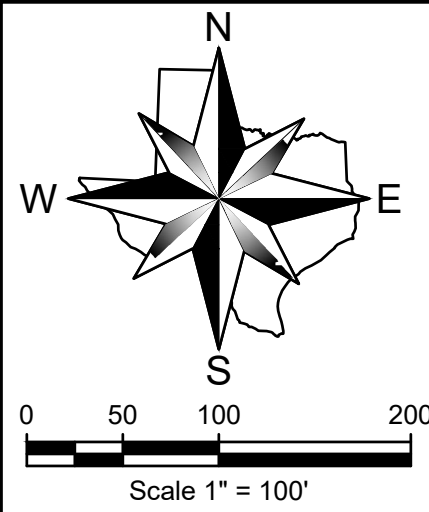
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SHEET
2
OF
6

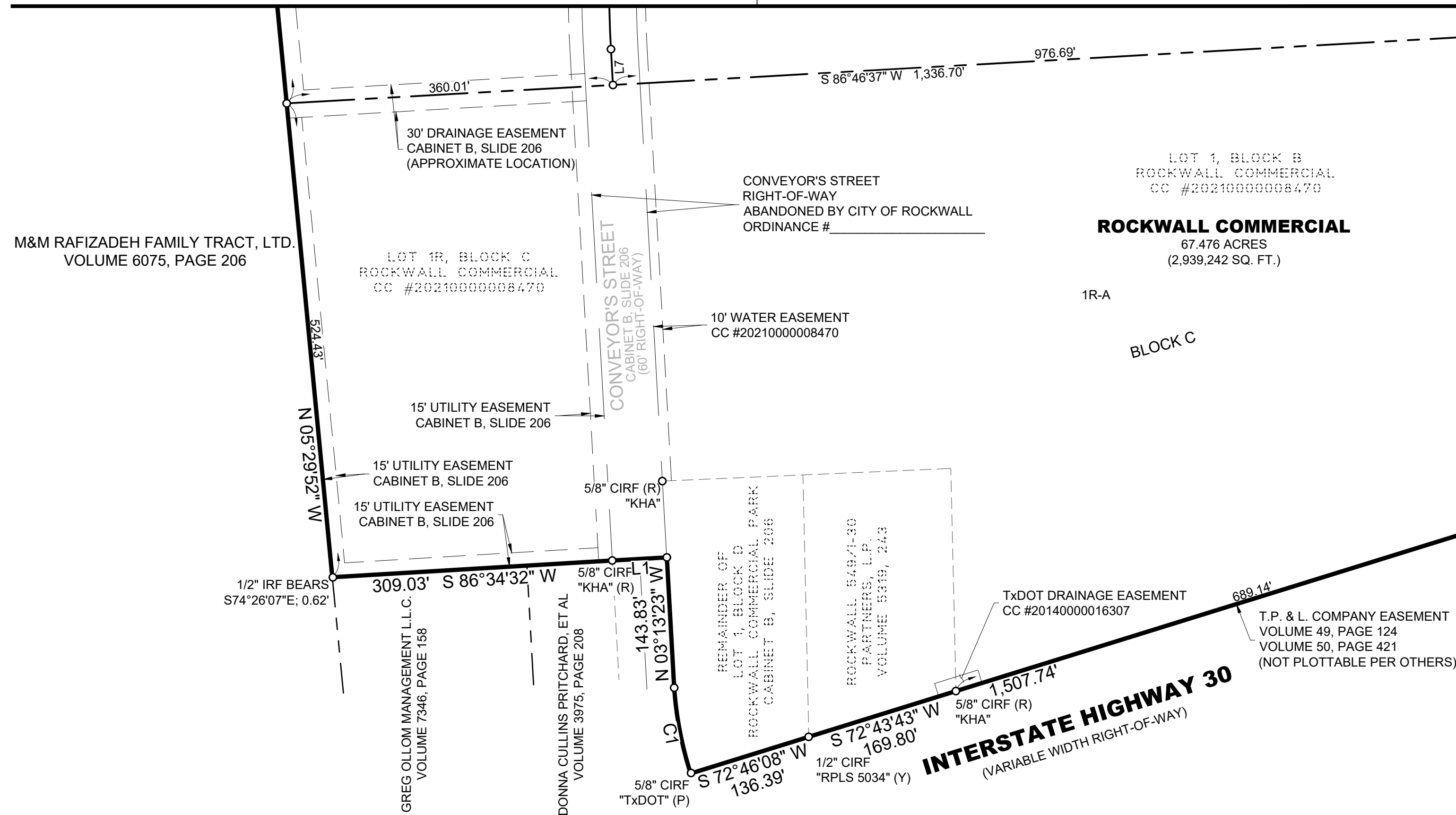


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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

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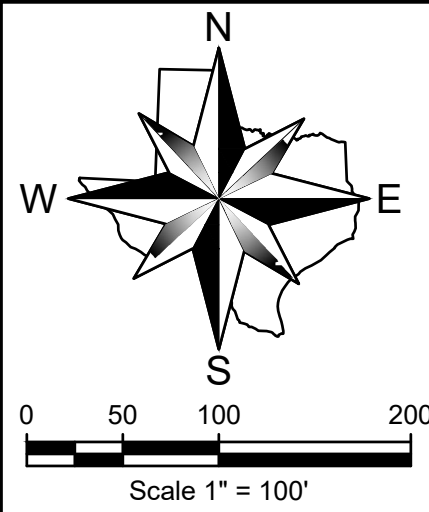
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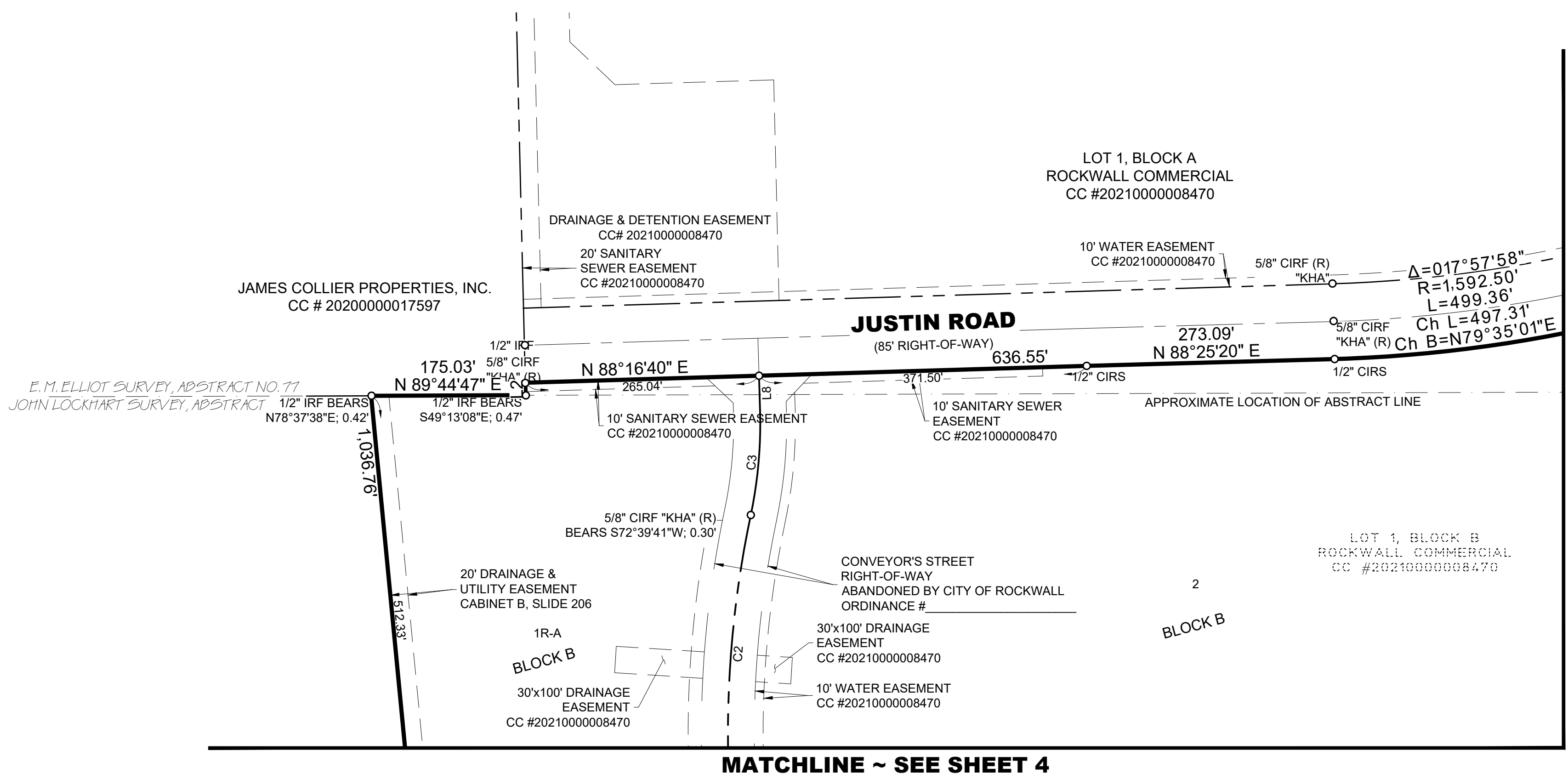
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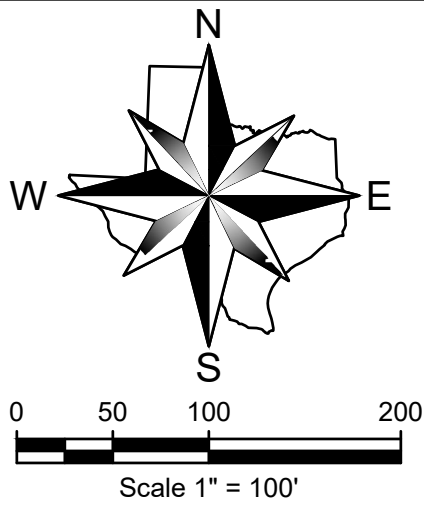
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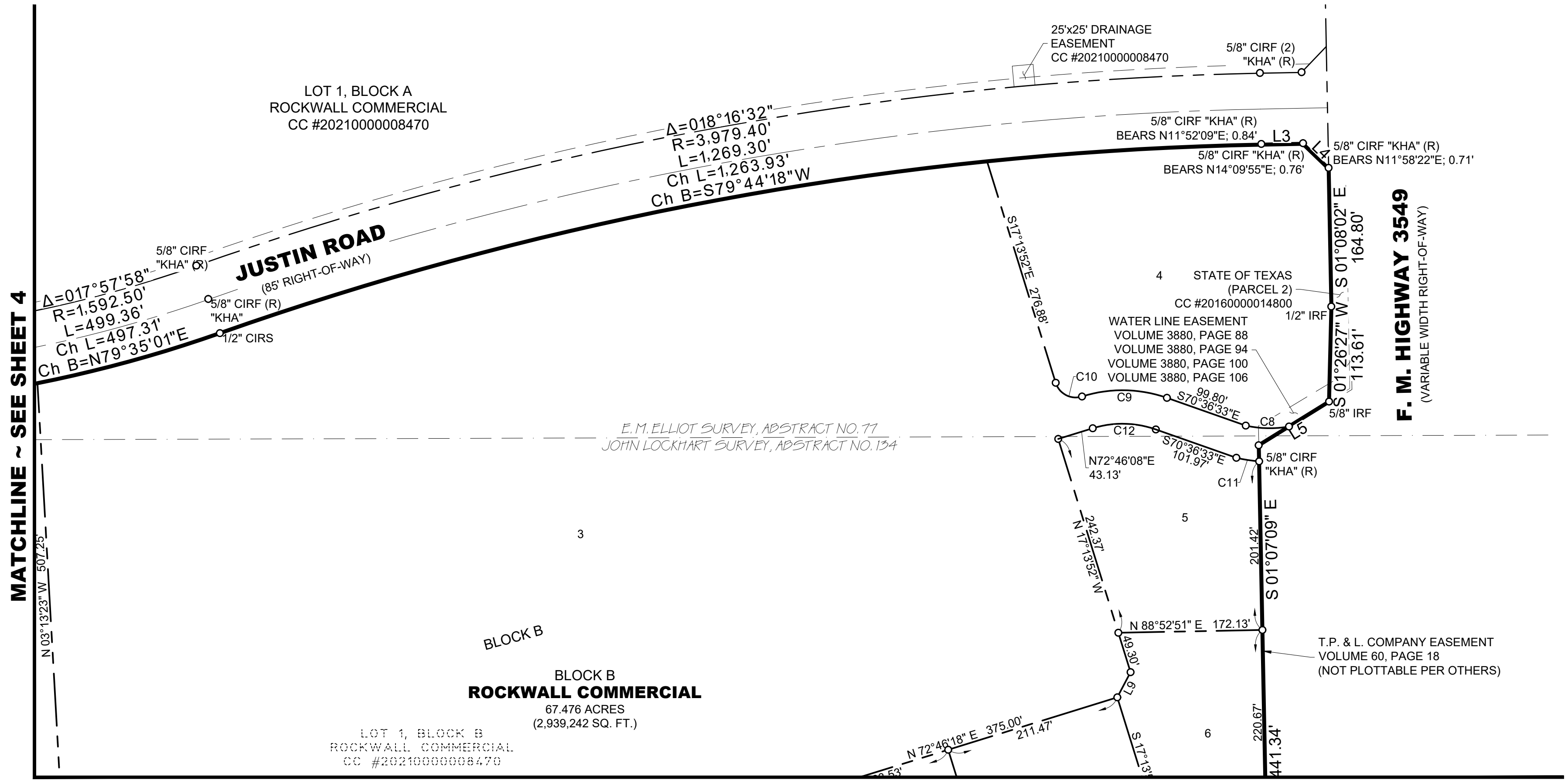
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 Texas Surveyors Registration No. 15084
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

| |
|------------------------|
| Date : 09.11.24 |
| Scale : 1" = 100' |
| File : 63406.00-PPLT |
| Project No. : 63406.00 |

SHEET
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MATCHLINE ~ SEE SHEET 4

MATCHLINE ~ SEE SHEET 2

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

OWNERS
 Rockwall 549/I-30 partners, LP & Conveyor I-30 Partners, L.P.
 8750 N. Central Expressway,
 Suite 1735
 Dallas, Texas 75231
 (214) 532-3924
 James (Jim) Melino

DEVELOPER
 IKEA PROPERTY INC.
 420 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19228
 (512) 492-2536
 Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, 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. _____

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, 8th & Main, LLC, 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. _____, 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 TEXAS §
COUNTY OF ROCKWALL §

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, 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

 PROPERTY OWNER SIGNATURE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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 _____, 2024.

 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.

 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 _____, 2024.

 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 _____, 2024.

 MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

 CITY SECRETARY CITY ENGINEER

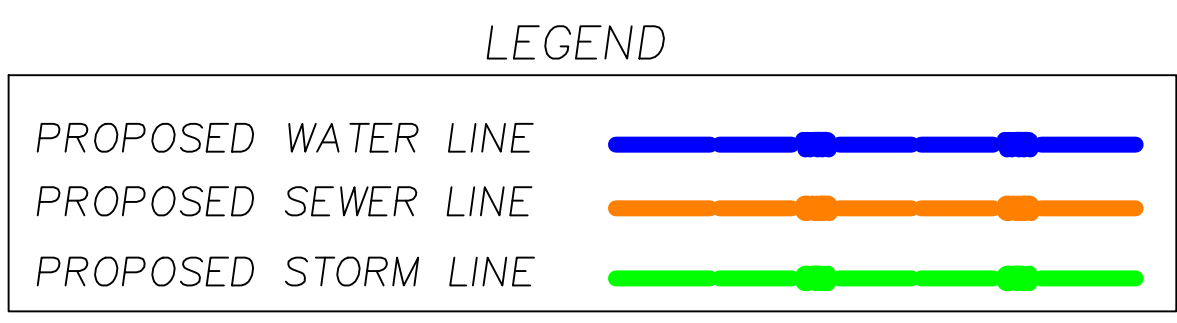
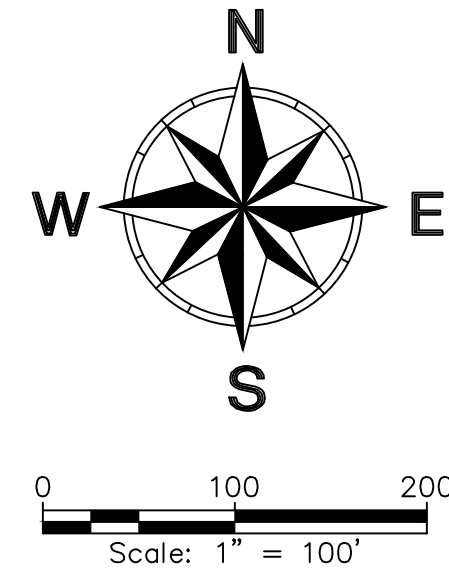
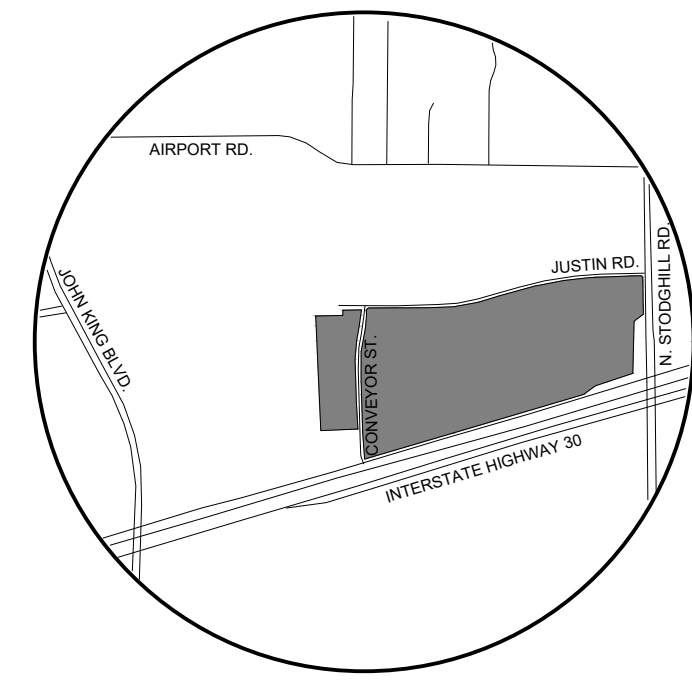
PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A,
 BLOCK C
 BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B,
 ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S
 INSTRUMENT NO. 2021000008470, AND A PORTION OF LOT 1,
 BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN
 CABINET 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. _____

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, PA 19228

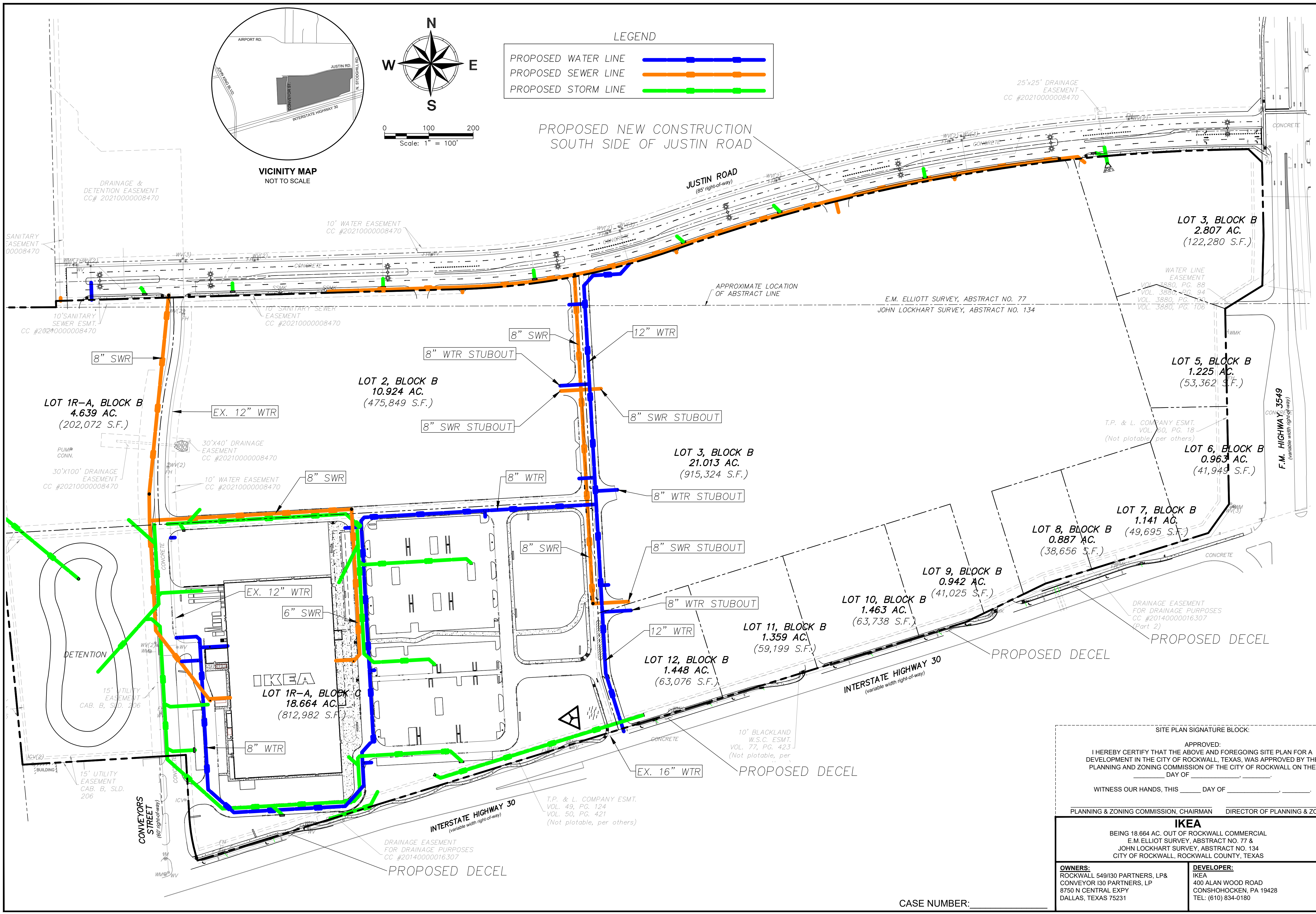
PRELIMINARY PLAT
ROCKWALL COMMERCIAL
 LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
 67.476 ACRES

Date : 08.11.24
 Scale : N/A
 File : 63406.00-PPLT
 Project No. : 63406.00

SHEET



PROPOSED NEW CONSTRUCTION SOUTH SIDE OF JUSTIN ROAD



SITE PLAN SIGNATURE BLOCK:

APPROVED: _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

IKEA

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
 ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

DEVELOPER:
 IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

CASE NUMBER: _____

| | | | | | | | |
|---|-----|------|--|--|--|--|----------|
| <p>CIVIL ENGINEER: Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILGREET PLAZA DR., SUITE 215 FORT WORTH, TEXAS 76116 Phone: (817) 490-7090 Fax: (817) 490-7099 State Surveyors Registration No. 107866-00 Contractor Registration No. 107866-00 Contractor Registration No. 107866-00</small></p> | 6. | | | | | | |
| | 5. | | | | | | |
| | 4. | | | | | | |
| | 3. | | | | | | |
| | 2. | | | | | | |
| | 1. | | | | | | |
| | No. | DATE | REVISION | | | | APPROVAL |
| <p>PRELIMINARY UTILITY PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087</p> | | | <p>10-01-2024</p> | | | | |
| <p>1</p> | | | <p>© 2024 W&A ENGINEERING, Preliminary Plans 18-4406 - Site Plan.dwg</p> | | | | |

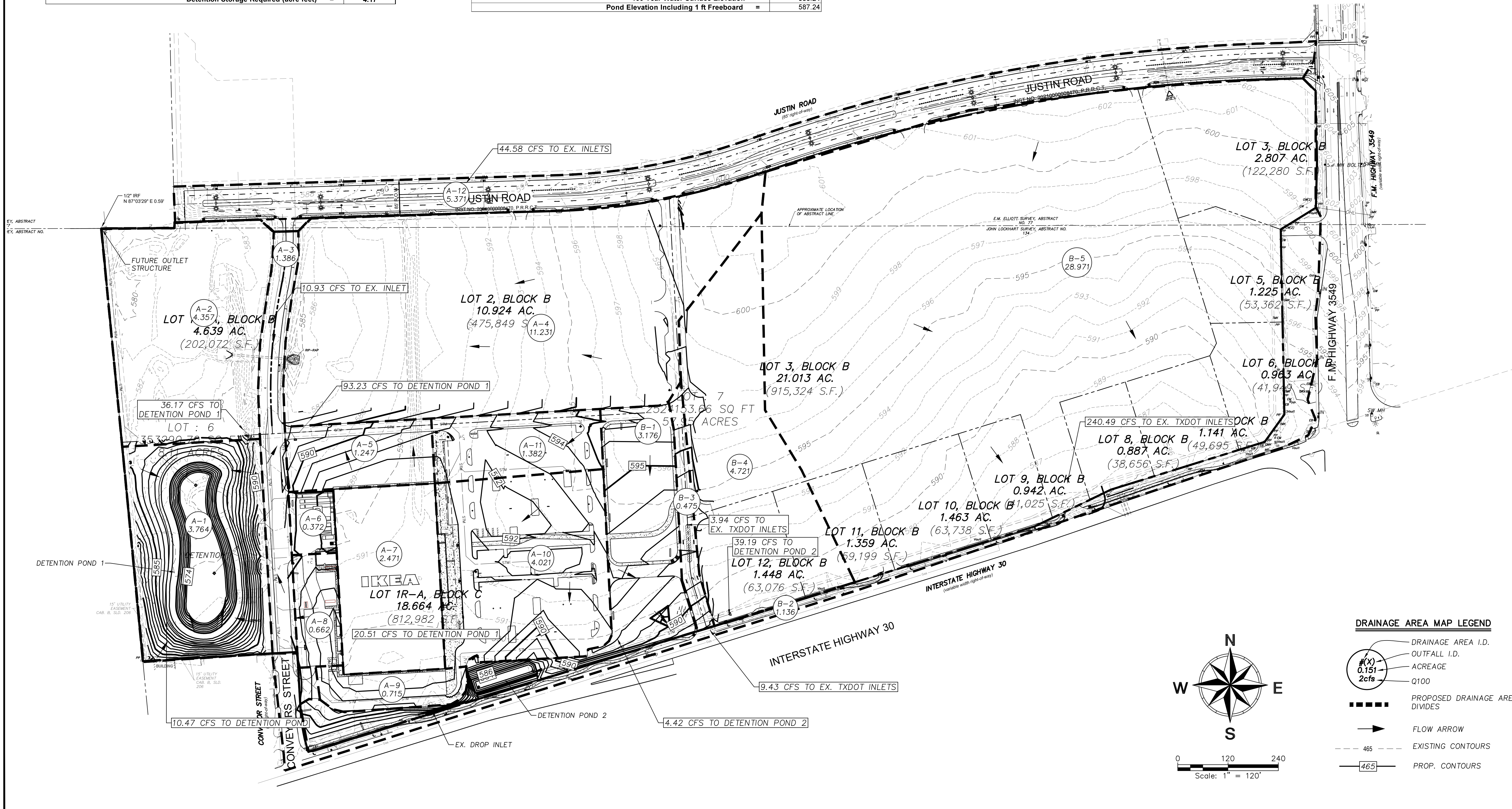
DETENTION POND 1

| DETENTION POND CALCULATIONS Table 1 | | | | Storm Event | Existing Flow Rate | ISWM Rainfall Data | |
|-------------------------------------|---------|------|-----------------|---|--------------------|--------------------|----------|
| MIN | I-100YR | C* | TOTAL AREA (ac) | 100 Year | 71.15 cfs | e | 0.75652 |
| | | | | TOTAL CFS | TOTAL FLOW | b | 98.870 |
| | | | | TOTAL CFS | TOTAL FLOW | d | 13 |
| 5 | 11.10 | 0.83 | 28.83 | 265.14 | 79543 | 21344 | 58199 |
| 10 | 9.22 | 0.83 | 28.83 | 220.26 | 132159 | 42687 | 89472 |
| 15 | 7.95 | 0.83 | 28.83 | 189.81 | 170827 | 53359 | 117468 |
| 20 | 7.02 | 0.83 | 28.83 | 167.62 | 201147 | 64031 | 137117 |
| 30 | 5.75 | 0.83 | 28.83 | 137.20 | 246967 | 85374 | 161593 |
| 40 | 4.90 | 0.83 | 28.83 | 117.13 | 281113 | 106718 | 174395 |
| 50 | 4.30 | 0.83 | 28.83 | 102.77 | 308321 | 128061 | 180260 |
| 60 | 3.85 | 0.83 | 28.83 | 91.93 | 330963 | 149405 | 181559 |
| 120 | 2.45 | 0.83 | 28.83 | 58.40 | 420450 | 277466 | 142985 |
| 180 | 1.84 | 0.83 | 28.83 | 44.06 | 475853 | 405527 | 70326 |
| 360 | 1.12 | 0.83 | 28.83 | 26.77 | 578127 | 789710 | -211583 |
| 720 | 0.67 | 0.83 | 28.83 | 16.05 | 693576 | 1558076 | -864500 |
| 1440 | 0.40 | 0.83 | 28.83 | 9.57 | 826637 | 3094808 | -2268170 |
| | | | | Detention Storage Required (cubic feet) | = | 181,559 | |
| | | | | Detention Storage Required (acre feet) | = | 4.17 | |

DETENTION POND 2

| DETENTION POND CALCULATIONS Table 1 | | | | Storm Event | Existing Flow Rate | ISWM Rainfall Data | |
|-------------------------------------|---------|------|-----------------|---|--------------------|--------------------|---------|
| MIN | I-100YR | C* | TOTAL AREA (ac) | 100 Year | 23 cfs | e | 0.75652 |
| | | | | TOTAL CFS | TOTAL FLOW | b | 98.870 |
| | | | | TOTAL CFS | TOTAL FLOW | d | 13 |
| 5 | 11.10 | 0.76 | 4.81 | 40.62 | 12187 | 6900 | 5287 |
| 10 | 9.22 | 0.76 | 4.81 | 33.75 | 20249 | 13800 | 6449 |
| 15 | 7.95 | 0.76 | 4.81 | 29.08 | 26174 | 17250 | 8924 |
| 20 | 7.02 | 0.76 | 4.81 | 25.68 | 30820 | 20700 | 10120 |
| 30 | 5.75 | 0.76 | 4.81 | 21.02 | 37840 | 27600 | 10240 |
| 40 | 4.90 | 0.76 | 4.81 | 17.95 | 43072 | 34500 | 8572 |
| 50 | 4.30 | 0.76 | 4.81 | 15.75 | 47241 | 41400 | 5841 |
| 60 | 3.85 | 0.76 | 4.81 | 14.09 | 50710 | 48300 | 2410 |
| 120 | 2.45 | 0.76 | 4.81 | 8.95 | 64421 | 89700 | -25279 |
| 180 | 1.84 | 0.76 | 4.81 | 6.75 | 72910 | 131100 | -58190 |
| 360 | 1.12 | 0.76 | 4.81 | 4.10 | 88580 | 255300 | -166720 |
| 720 | 0.67 | 0.76 | 4.81 | 2.46 | 106269 | 503700 | -397431 |
| 1440 | 0.40 | 0.76 | 4.81 | 1.47 | 126657 | 1000500 | -873843 |
| | | | | Detention Storage Required (cubic feet) | = | 10,240 | |
| | | | | Detention Storage Required (acre feet) | = | 0.24 | |
| | | | | 100 Year Water Surface Elevation | = | 586.24 | |
| | | | | Pond Elevation Including 1 ft Freeboard | = | 587.24 | |

| I.D. NO. | AREA (AC.) | Tc (MIN) | PROPOSED DRAINAGE FLOW CALCULATIONS | | | | | | | | | | | | COMMENTS |
|----------|------------|----------|-------------------------------------|------|-----------|---------|---------|------|-----------|---------|----------|------|-----------|---------|------------------|
| | | | 5-YEAR | | | | 25-YEAR | | | | 100-YEAR | | | | |
| | | | C | Cf | I (IN/HR) | Q (CFS) | C | Cf | I (IN/HR) | Q (CFS) | C | Cf | I (IN/HR) | Q (CFS) | |
| A-1 | 3.764 | 15.0 | 0.35 | 1.00 | 4.97 | 6.55 | 0.35 | 1.00 | 6.51 | 8.57 | 0.35 | 1.00 | 7.95 | 10.47 | DETENTION POND 1 |
| A-2 | 4.357 | 10.0 | 0.90 | 1.00 | 5.85 | 22.96 | 0.90 | 1.00 | 7.59 | 29.74 | 0.90 | 1.00 | 9.22 | 36.17 | INLET A-2 |
| A-3 | 1.386 | 10.0 | 0.90 | 1.00 | 5.85 | 7.30 | 0.90 | 1.00 | 7.59 | 9.46 | 0.90 | 1.00 | 9.22 | 11.51 | EX. INLET |
| A-4 | 11.231 | 10.0 | 0.90 | 1.00 | 5.85 | 59.17 | 0.90 | 1.00 | 7.59 | 76.67 | 0.90 | 1.00 | 9.22 | 93.23 | INLET A-4 |
| A-5 | 1.247 | 10.0 | 0.90 | 1.00 | 5.85 | 6.57 | 0.90 | 1.00 | 7.59 | 8.51 | 0.90 | 1.00 | 9.22 | 10.35 | INLET A-5 |
| A-6 | 0.372 | 10.0 | 0.90 | 1.00 | 5.85 | 1.96 | 0.90 | 1.00 | 7.59 | 2.54 | 0.90 | 1.00 | 9.22 | 3.09 | INLET A-6 |
| A-7 | 2.471 | 15.0 | 0.35 | 1.00 | 4.97 | 4.30 | 0.35 | 1.00 | 6.51 | 5.63 | 0.35 | 1.00 | 7.95 | 6.87 | ROOF DRAINS |
| A-8 | 0.662 | 10.0 | 0.90 | 1.00 | 5.85 | 3.49 | 0.90 | 1.00 | 7.59 | 4.52 | 0.90 | 1.00 | 9.22 | 5.50 | INLET A-8 |
| A-9 | 0.715 | 10.0 | 0.90 | 1.00 | 5.85 | 3.77 | 0.90 | 1.00 | 7.59 | 4.88 | 0.90 | 1.00 | 9.22 | 5.94 | INLET A-9 |
| A-10 | 4.021 | 10.0 | 0.90 | 1.00 | 5.85 | 21.19 | 0.90 | 1.00 | 7.59 | 27.45 | 0.90 | 1.00 | 9.22 | 33.38 | INLET A-10 |
| A-11 | 1.382 | 10.0 | 0.90 | 1.00 | 5.85 | 7.28 | 0.90 | 1.00 | 7.59 | 9.43 | 0.90 | 1.00 | 9.22 | 11.47 | INLET A-11 |
| A-12 | 5.371 | 10.0 | 0.90 | 1.00 | 5.85 | 28.30 | 0.90 | 1.00 | 7.59 | 36.67 | 0.90 | 1.00 | 9.22 | 44.58 | TO EX. INLETS |
| Total | 36.979 | | | | | 172.825 | | | | 224.077 | | | 272.552 | CFS | |



| | | | | | | | | | |
|----|----|----|----|----|----|-----|------|----------|----------|
| 6. | 5. | 4. | 3. | 2. | 1. | No. | DATE | REVISION | APPROVAL |
| | | | | | | | | | |

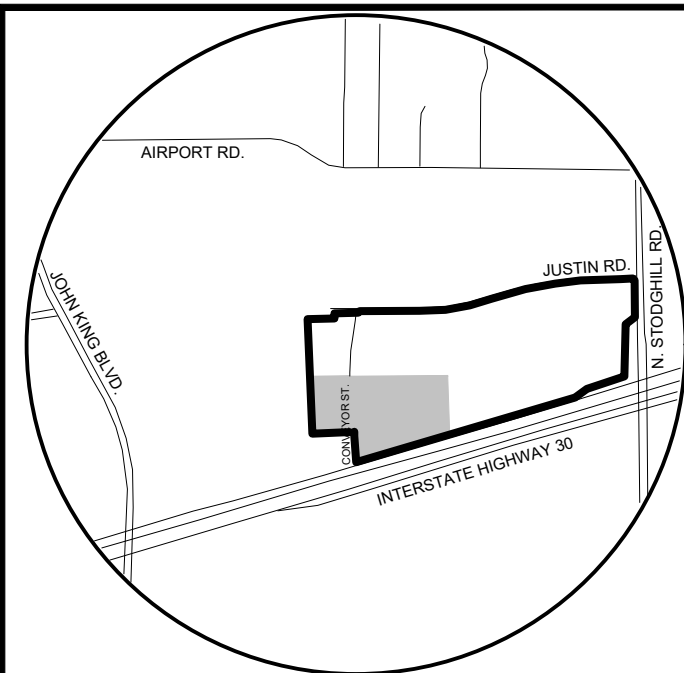
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILGREET PLAZA DRIVE, SUITE 215
 ROCKWALL, TEXAS 75087
 Phone: (972) 460-7099
 Fax: (972) 460-7098
 State Surveyors Registration No. 89
 State Engineers Registration No. 100866-00
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PROPOSED DRAINAGE AREA MAP
 I-30 FRONTAGE RD & FM 3549
 ROCKWALL, TX

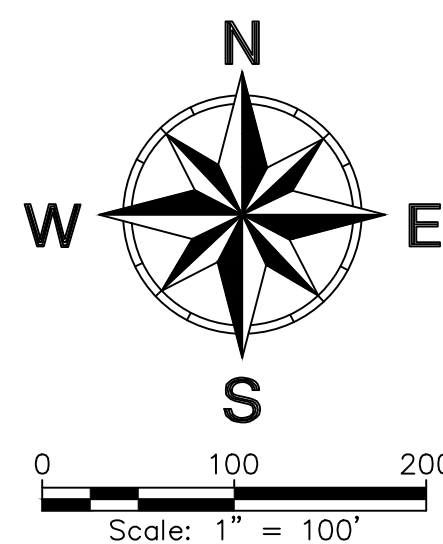
10-08-2024

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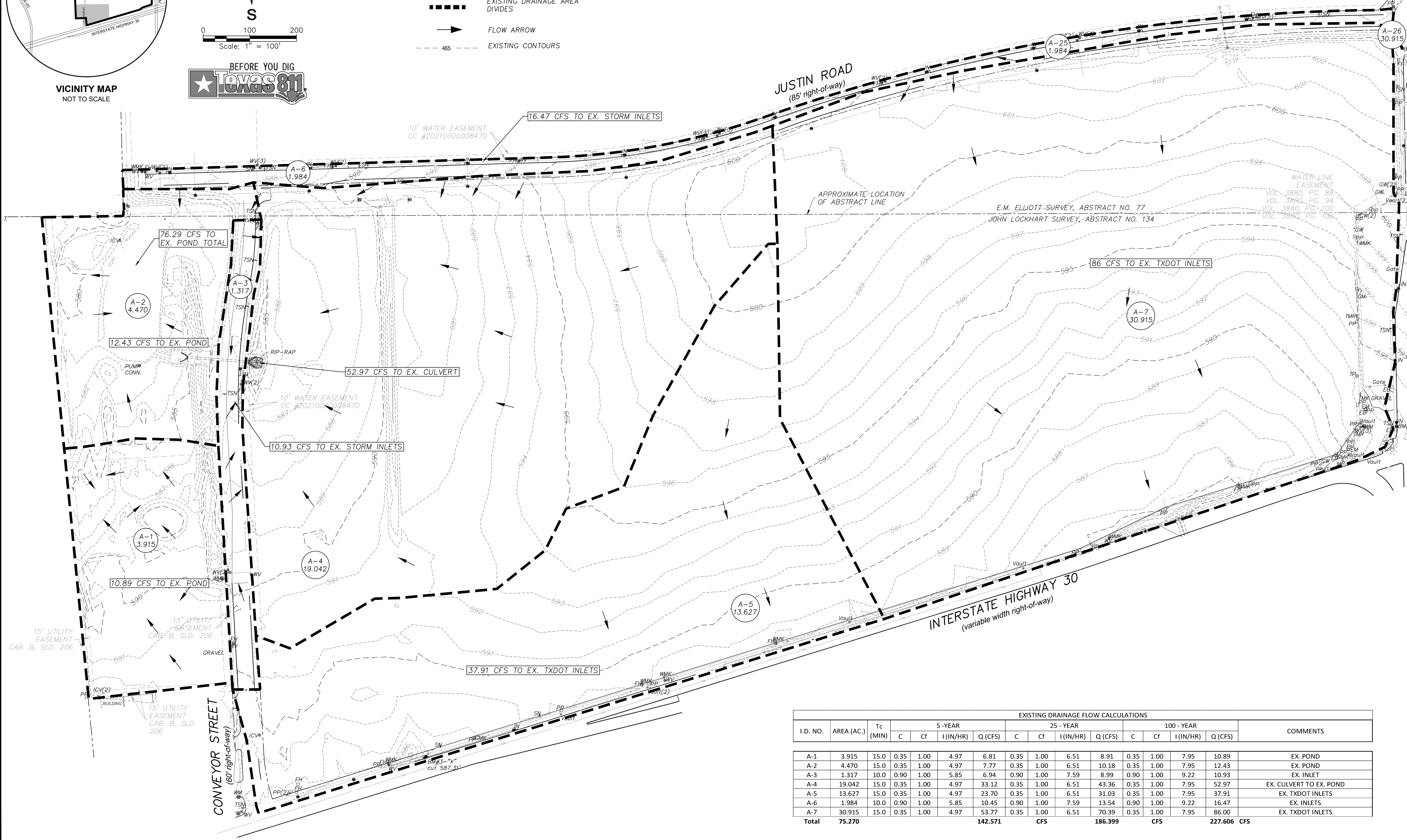


VICINITY MAP
NOT TO SCALE



DRAINAGE AREA MAP LEGEND

- #(X)
0.151
2cfs DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- EXISTING DRAINAGE AREA DIVIDES
- FLOW ARROW
- - - 465 EXISTING CONTOURS



| I.D. NO. | AREA (AC.) | Tc (MIN) | EXISTING DRAINAGE FLOW CALCULATIONS | | | | | | | | | | | | COMMENTS |
|--------------|---------------|----------|-------------------------------------|------|-----------|----------------|----------|------|------------|----------------|-----------|------|------------|----------------|-------------------------|
| | | | 5- YEAR | | | | 25- YEAR | | | | 100- YEAR | | | | |
| | | | C | Cf | I (IN/HR) | Q (CFS) | C | Cf | I (IN/HR) | Q (CFS) | C | Cf | I (IN/HR) | Q (CFS) | |
| A-1 | 3.915 | 15.0 | 0.35 | 1.00 | 4.97 | 6.81 | 0.35 | 1.00 | 6.51 | 8.91 | 0.35 | 1.00 | 7.95 | 10.89 | EX. POND |
| A-2 | 4.470 | 15.0 | 0.35 | 1.00 | 4.97 | 7.77 | 0.35 | 1.00 | 6.51 | 10.18 | 0.35 | 1.00 | 7.95 | 12.43 | EX. POND |
| A-3 | 1.317 | 10.0 | 0.90 | 1.00 | 5.85 | 6.94 | 0.90 | 1.00 | 7.59 | 8.99 | 0.90 | 1.00 | 9.22 | 10.93 | EX. INLET |
| A-4 | 19.042 | 15.0 | 0.35 | 1.00 | 4.97 | 33.12 | 0.35 | 1.00 | 6.51 | 43.36 | 0.35 | 1.00 | 7.95 | 52.97 | EX. CULVERT TO EX. POND |
| A-5 | 13.627 | 15.0 | 0.35 | 1.00 | 4.97 | 23.70 | 0.35 | 1.00 | 6.51 | 31.03 | 0.35 | 1.00 | 7.95 | 37.91 | EX. TXDOT INLETS |
| A-6 | 1.984 | 10.0 | 0.90 | 1.00 | 5.85 | 10.45 | 0.90 | 1.00 | 7.59 | 13.54 | 0.90 | 1.00 | 9.22 | 16.47 | EX. INLETS |
| A-7 | 30.915 | 15.0 | 0.35 | 1.00 | 4.97 | 53.77 | 0.35 | 1.00 | 6.51 | 70.39 | 0.35 | 1.00 | 7.95 | 86.00 | EX. TXDOT INLETS |
| Total | 75.270 | | | | | 142.571 | | | CFS | 186.399 | | | CFS | 227.606 | CFS |

| No. | DATE | REVISION | APPROV. |
|-----|------|----------|---------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |

10-08-2024

EXISTING DRAINAGE AREA MAP
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

C-06.00

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Surveyors Registration No. 100866-00
Contract # 2424, Measurement & Associates, Inc.



| General Site Data | Subdistrict A | Subdistrict C | Subdistrict D |
|---|---|---|--|
| Zoning (from zoning map) | PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN] | FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT | FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT |
| Land Use (from Zoning Ordinance; include all applicable uses) | LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION | MULTIFAMILY (WRAP) | MULTIFAMILY (TUCK UNDER) |
| Lot Area (square feet & acres) *Confirmed by Civil | 812,982 SF 18.7 AC | 202,068 SF 4.64 AC | 475,847 SF 10.92 AC |
| Building Footprint Area (square feet) | 161,069 SF | 101,415 SF | 126,775 SF |
| Total Building Area (square feet) | 161,069 GSF | 282,000 GSF | 297,150 GSF |
| Building Height (# stories) | 3 STORIES | 5 STORIES | 3 STORIES |
| Building Height (feet – distance to tallest building element) | 43'-6" | 65' | 45' |
| Lot Coverage (percent – x.xx%) | 19.81% | 50.19% | 26.64% |
| Floor Area Ratio (ratio x.xx:1) | 1:1 | 1.4:1 | 0.62:1 |
| Residential Density (Units/Acreage) | 0 UNITS/ACRE | 54 UNITS/ACRE | 23 UNITS/ACRE |
| Multifamily Units | | | |
| Total Unit Count | 0 | 250 | 235 |
| Unit Types | 0 | 250 APARTMENTS | 120 APARTMENTS, 115 TOWNHOMES |
| Residential Density (Units/Net Acreage) Net Acreage = Total acreage minus streets and open space | 0 | 55 UNITS/ACRE | 23 UNITS/ACRE |
| Parking | | | |
| Parking Ratio (Proposed) | 1 SPACE / 250 SF | 1.5 SPACES / UNIT | 1.5 SPACES / UNIT |
| Required Parking (# spaces) | 645 SPACES | 375 SPACES | 375 SPACES |
| Provided Parking (# spaces) | 650 SPACES | 386 SPACES: 379 GARAGE SPACES, 8 PARALLEL | 435 SPACES: 203 SURFACE, 40 TUCK-UNDER STALLS, 172 TOWNHOME GARAGE STALLS, 20 PARELLEL |
| Accessible Parking Required (# spaces) | 13 SPACES | 8 SPACES | 9 SPACES |
| Accessible Parking Provided (# spaces) | 13 SPACES | 8 SPACES | 9 SPACES |
| Open Space | | | |
| Open Space Required (13.5%) | 109,752.5 SF | 27,279.6 SF | 64,239.3 SF |
| Open Space Provided | 315,665.92 SF | 60,036.14 SF | 111,150.18 SF |