



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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.

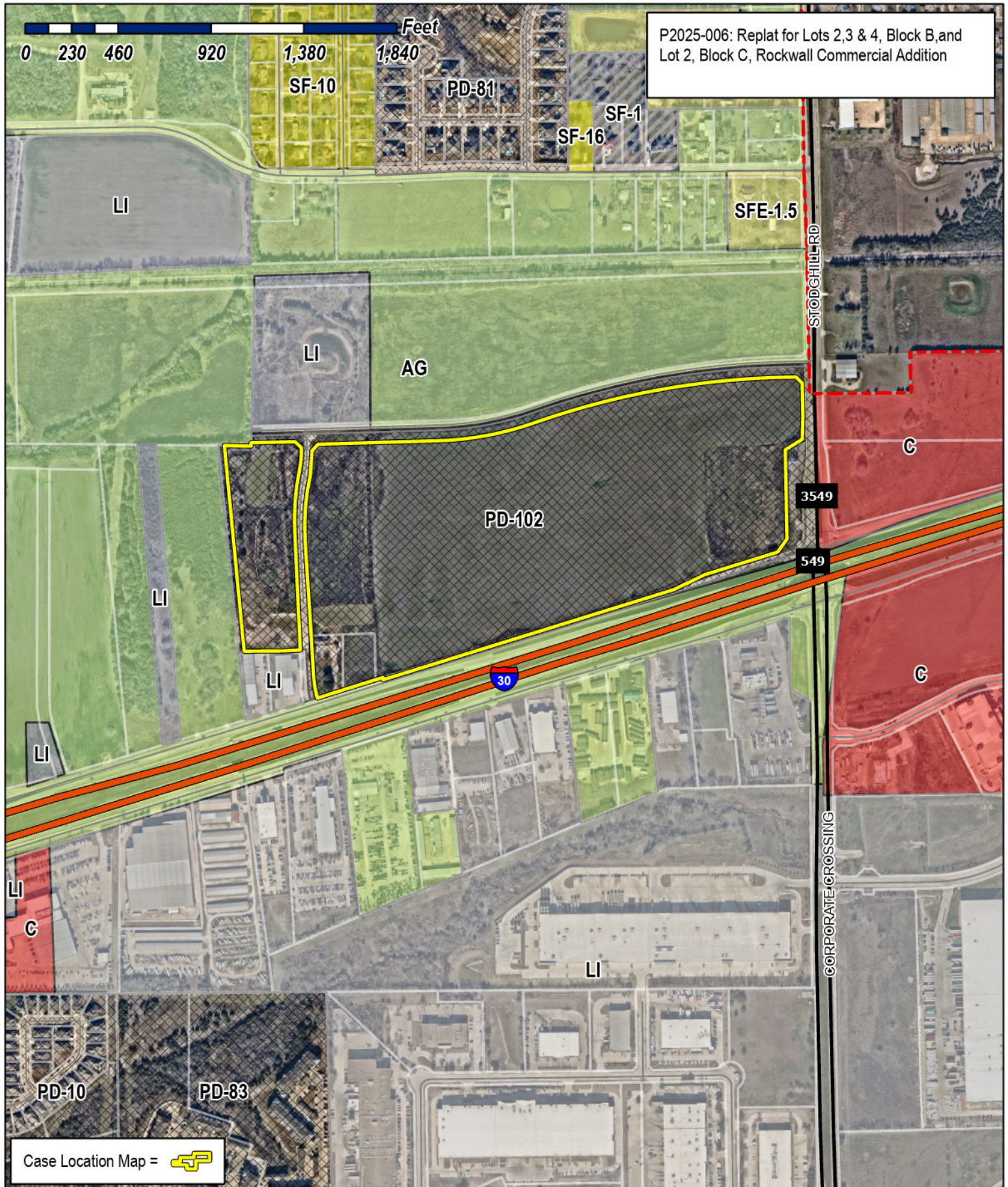
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF NOVEMBER, 2024.

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

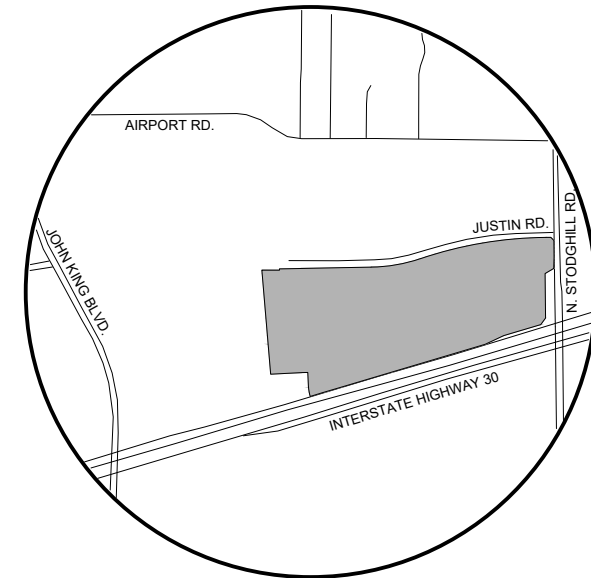
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



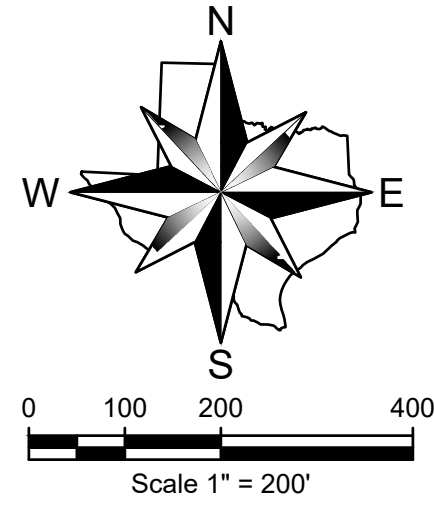


**ABBREVIATION LEGEND**

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
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B. L.	Building Line

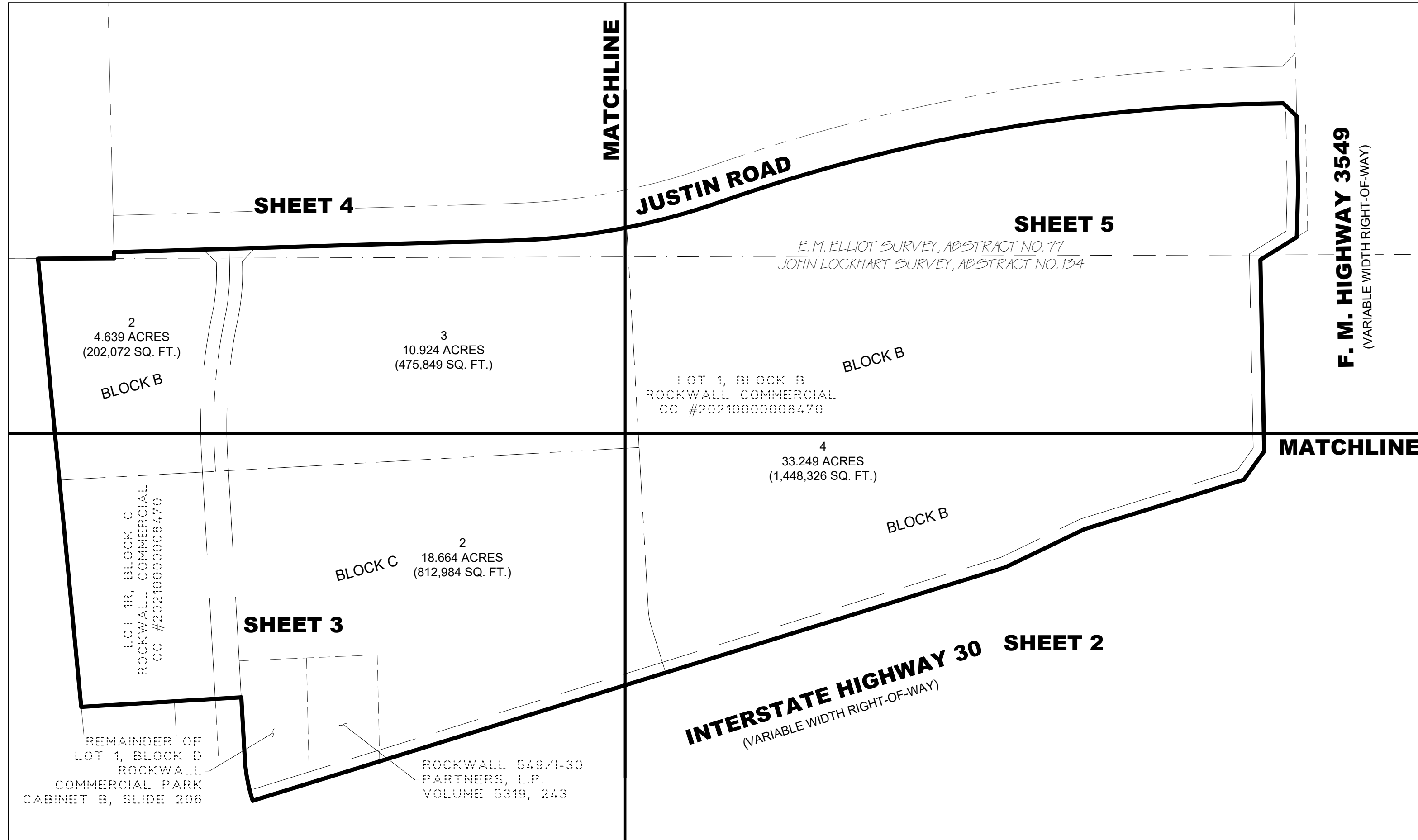


**VICINITY MAP**  
NOT TO SCALE



**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.

**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. \_\_\_\_\_

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

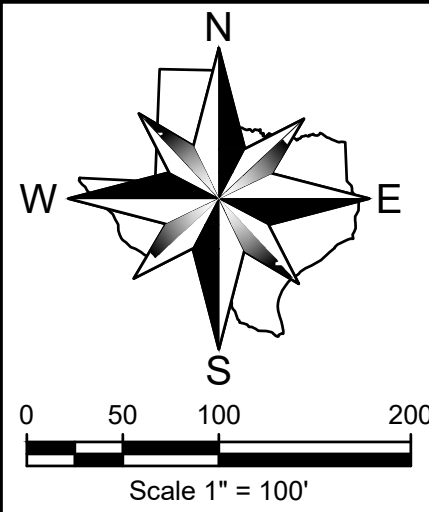
IKEA PROPERTY, INC.  
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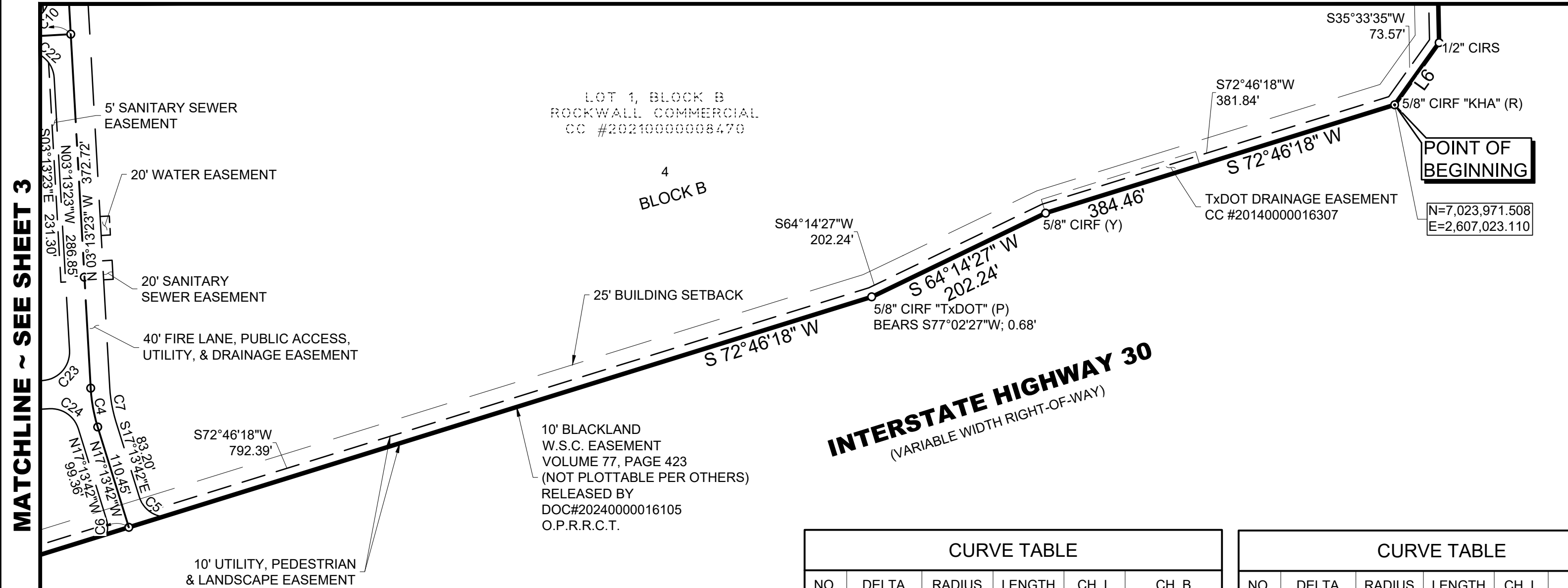
Date : 01.27.25  
Scale : 1" = 200'  
File : 63406.00-FPLT  
Project No. : 63406.00

**SHEET**  
**1**  
**OF**  
**6**

**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  
Texas Surveyors Registration No. 13490  
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**MATCHLINE ~ SEE SHEET 5**



**ABBREVIATION LEGEND**

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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.

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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**OWNER:**  
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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,  
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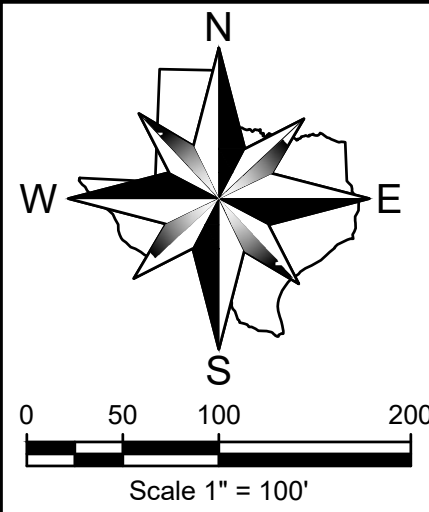
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**SHEET**  
**2**  
**of**  
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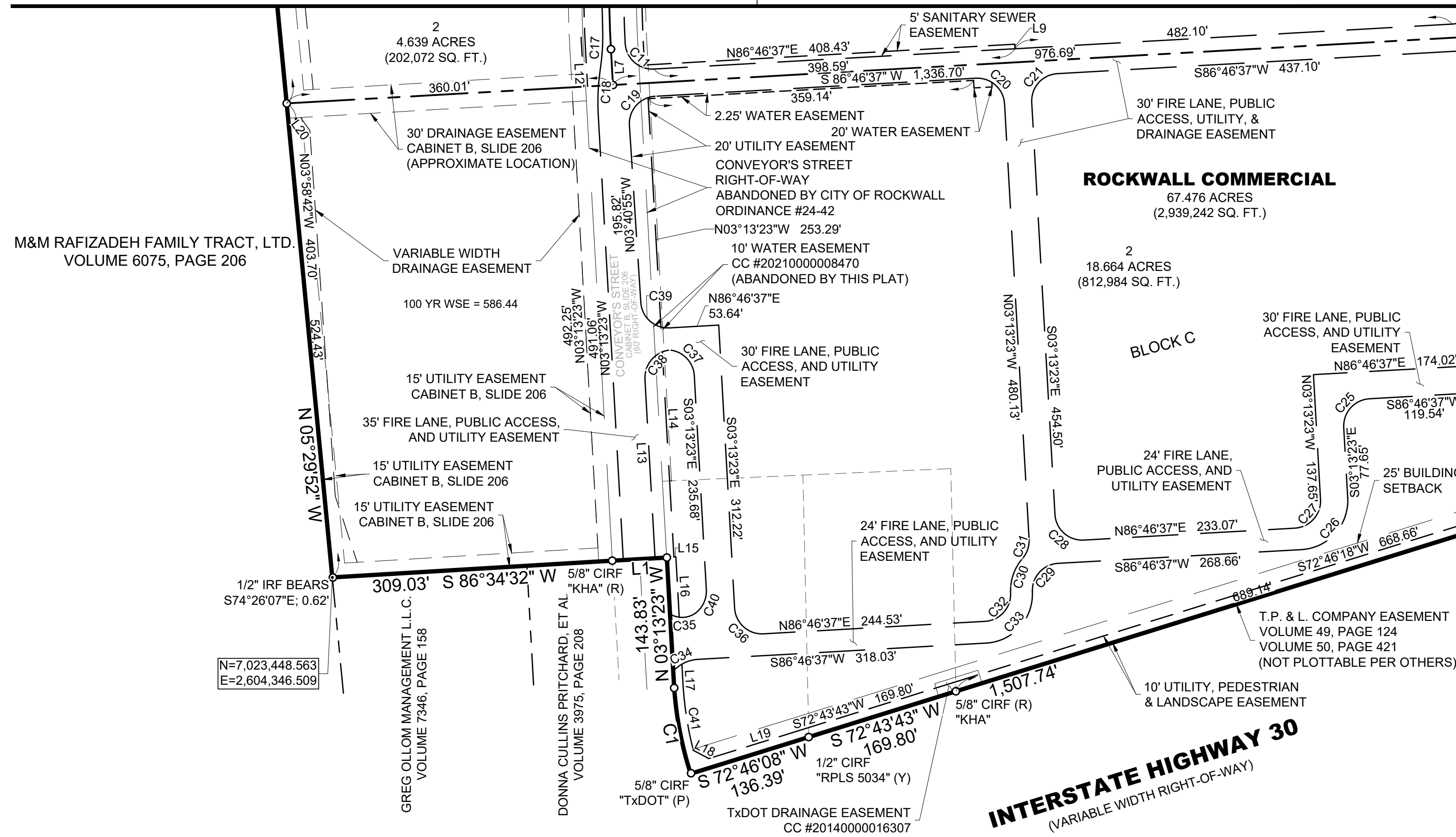
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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

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**3**  
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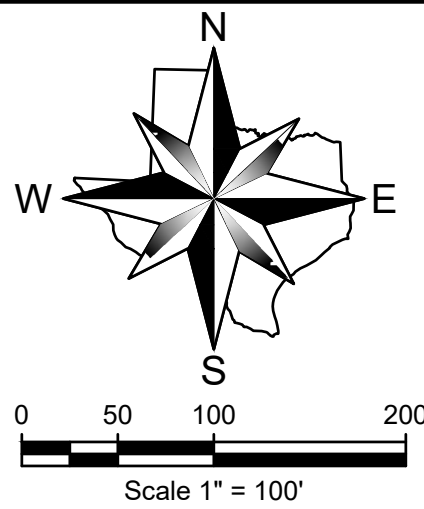
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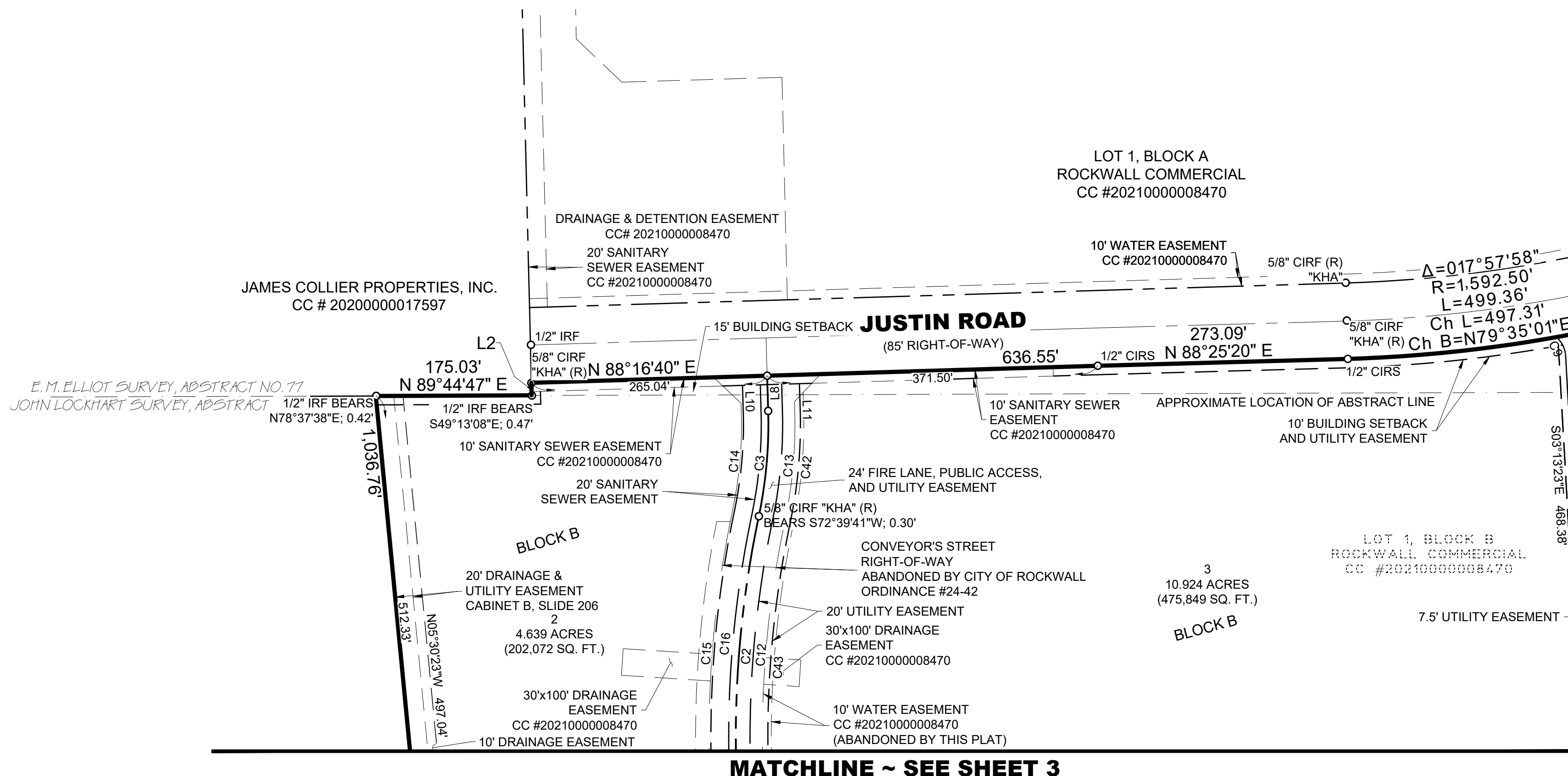
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

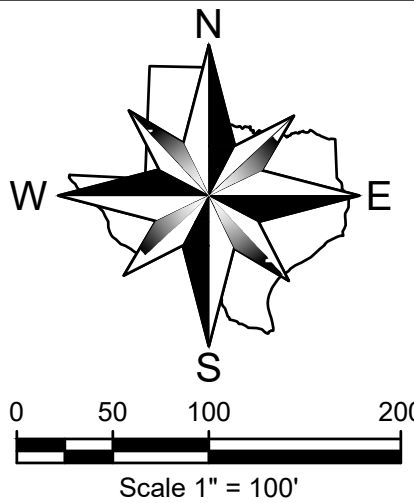
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the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





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

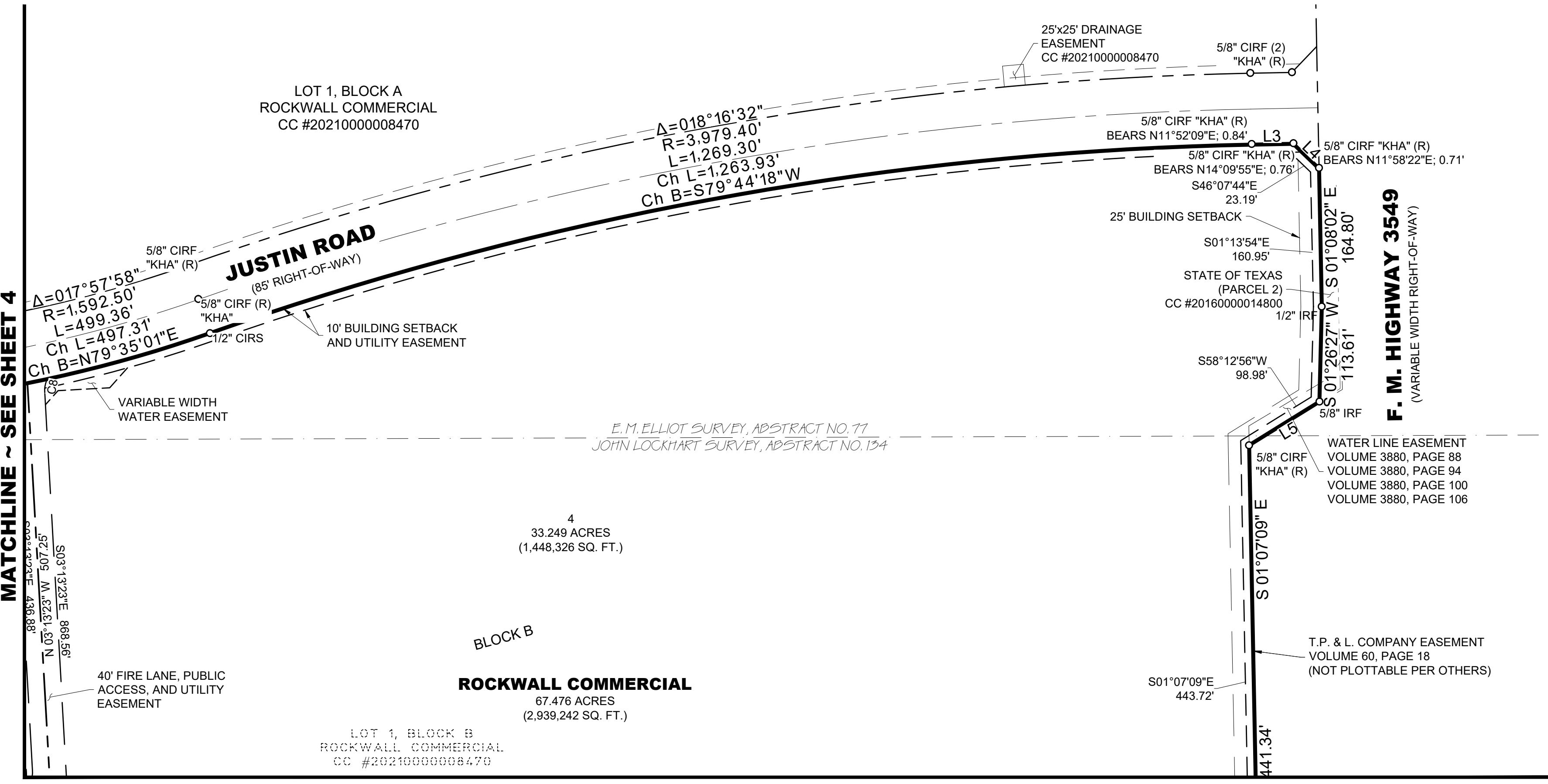
**Winkelman & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
TEL: (972) 480-7090  
FAX: (972) 480-7099  
Texas Engineers Registration No. 89 002025  
Texas Surveyors Registration No. 19813  
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E. 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**  
**5**  
**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.

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FINAL PLAT  
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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, 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  
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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 : N/A  
File : 63406.00-FPLT  
Project No. : 63406.00

**SHEET**  
**6**  
**of**  
**6**