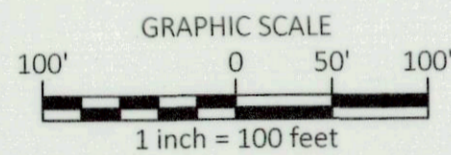


VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A 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.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS, AND BEAR SOLE LIABILITY OF ALL SYSTEMS.
- 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.
- 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.

LEGEND

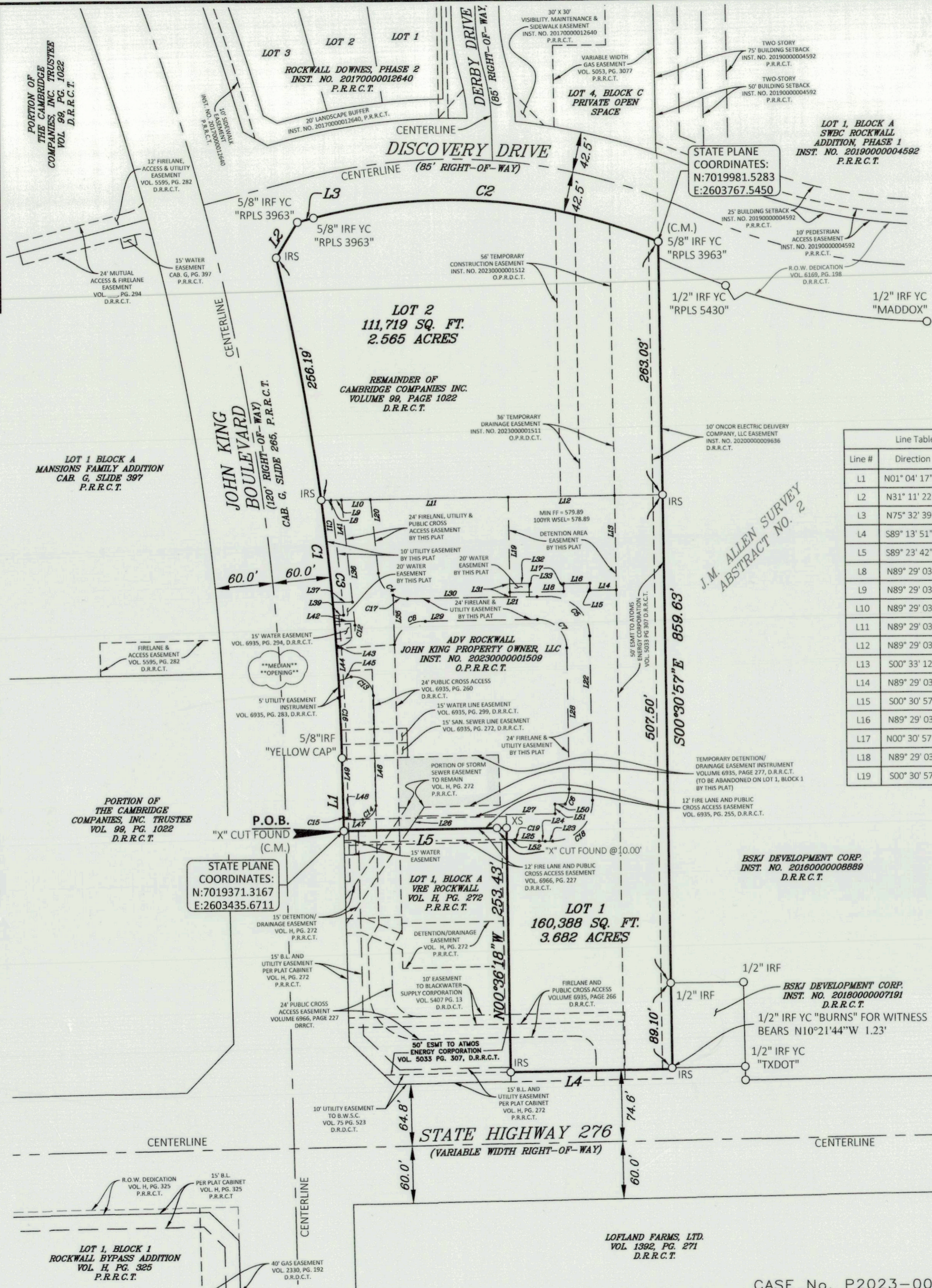
○ BOUNDARY/LOT CORNER

LINETYPES

— STREET CENTERLINE
- - - EASEMENT LINE

ABBREVIATIONS

- INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
CAB. CABINET
VOL. VOLUME
PG. PAGE
(XX° XX' XX") RECORD BEARING
(XX.XX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
(C.M.) CONTROLLING MONUMENT
IRS IRON ROD SET w/ ORANGE CAP STAMPED
"U.S. + SURVEY, PLLC"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD FOUND CAPPED
ESMT EASEMENT
XS "X" CUT SET
FF FINISHED FLOOR



Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	11° 45' 29"	2560.00'	525.35'	N 06° 57' 02" W	524.43'
C2	37° 32' 50"	557.50'	365.34'	S 85° 40' 55" E	358.84'
C3	6° 01' 27"	2560.00'	269.16'	N 04° 05' 01" W	269.03'
C4	84° 52' 50"	30.00'	44.44'	S 48° 04' 32" E	40.49'
C5	90° 00' 00"	42.00'	65.97'	N 45° 30' 57" W	59.40'
C6	31° 28' 54"	30.00'	16.48'	N 15° 13' 30" E	16.28'
C7	90° 00' 00"	30.00'	47.12'	N 45° 30' 57" W	42.43'
C8	84° 29' 43"	30.00'	44.24'	S 53° 19' 01" W	40.34'
C11	2° 41' 18"	2570.00'	120.58'	N 05° 43' 33" W	120.57'
C12	90° 00' 00"	20.00'	31.42'	S 39° 21' 53" W	28.28'
C13	92° 47' 41"	20.85'	33.76'	N 49° 44' 28" W	30.19'
C14	78° 57' 19"	15.75'	21.70'	N 43° 59' 04" E	20.03'
C15	17° 50' 44"	11.64'	3.63'	S 62° 20' 27" E	3.61'
C16	1° 49' 01"	2559.70'	81.17'	N 01° 57' 23" W	81.17'
C17	29° 45' 31"	30.00'	15.58'	S 75° 38' 12" E	15.41'
C18	90° 00' 00"	42.00'	65.97'	N 44° 29' 03" E	59.40'
C19	63° 21' 03"	1.00'	1.11'	N 58° 50' 26" W	1.05'

Line Table

Line #	Direction	Length
L1	N01° 04' 17" W	75.66'
L2	N31° 11' 22" E	42.90'
L3	N75° 32' 39" E	17.26'
L4	S89° 13' 51" W	167.78'
L5	S89° 23' 42" W	169.18'
L8	N89° 29' 03" E	10.07'
L9	N89° 29' 03" E	10.85'
L10	N89° 29' 03" E	30.12'
L11	N89° 29' 03" E	143.25'
L12	N89° 29' 03" E	110.48'
L13	S00° 33' 12" E	98.33'
L14	N89° 29' 03" E	27.38'
L15	S00° 30' 57" E	7.46'
L16	N89° 29' 03" E	27.33'
L17	N00° 30' 57" W	8.13'
L18	N89° 29' 03" E	55.84'
L19	S00° 30' 57" E	99.00'

Line Table

Line #	Direction	Length
L20	S05° 38' 07" E	76.98'
L21	N89° 29' 03" E	146.54'
L22	S00° 30' 57" E	170.50'
L23	S89° 29' 03" W	7.71'
L24	N88° 47' 11" W	6.29'
L25	N87° 12' 32" W	24.15'
L26	S34° 22' 17" W	17.15'
L27	S89° 29' 03" W	142.26'
L28	S00° 30' 57" E	146.33'
L29	N89° 29' 03" E	116.37'
L30	N89° 29' 03" E	106.50'
L31	N00° 30' 57" W	14.00'
L32	N89° 29' 03" E	20.00'
L33	S00° 30' 57" E	14.00'
L35	S01° 04' 17" E	51.77'
L36	S05° 38' 07" E	131.37'
L37	N89° 29' 03" E	20.42'

Line Table

Line #	Direction	Length
L39	N85° 37' 06" E	10.00'
L41	S05° 38' 07" E	106.93'
L42	N89° 29' 03" E	20.83'
L43	S84° 21' 53" W	1.51'
L44	S03° 15' 55" E	35.76'
L45	N72° 29' 35" E	13.60'
L46	S00° 52' 26" E	114.01'
L47	S87° 40' 01" W	8.43'
L48	N77° 18' 28" W	8.55'
L49	N01° 04' 21" W	59.50'
L50	S89° 29' 03" W	10.58'
L51	S00° 30' 57" E	10.00'
L52	S89° 29' 11" W	8.66'

SURVEYOR
David A. Minton, RPLS
Texas License No 6233
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davidm@urbanstrategy.us
TBPELS Firm No. 10194610

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Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

DEVELOPER/ OWNER
Advantage Storage
contact: Rick Jones
2221 Lakeside Blvd., Suite 1260
Richardson, TX 75082
Phone: (972) 832-8933

URBAN STRATEGY
1100 E. Campbell, Suite 210
Richardson, Texas 75081
Firm Registration #F-10194610, 214-295-2339
www.urbanstrategy.us

FINAL PLAT
OF
CAMBRIDGE ESTATES
LOTS 1 AND 2, BLOCK A
6.247 ACRES / 272,107 SQUARE FEET
BEING OUT OF THE
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE No. P2023-009

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS The Cambridge Companies, Inc., Trustee, and ADV Rockwall John King Property Owner, LLC, are the sole owners of a 272,107 square foot or a 6.247 acre tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, being a part of that tract of land described to said Cambridge Companies Inc. by General Warranty Deed recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being all of that tract of land described to said ADV Rockwall John King Property Owner, LLC, by Special Warranty Deed recorded in Instrument No. 20230000011509, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING (P.O.B.) at an "X" cut found for the Northwest corner of Lot 1, Block A, VRE Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume H, Page 272, Plat Records, Rockwall County, Texas (P.R.R.C.T.); same being in the east Right-of-Way (R.O.W.) line of John King Boulevard (a 120' R.O.W.), as established by R.O.W. Dedication Plat for S.H. No. 205 Bypass, recorded in Volume G, Page 265, P.R.R.C.T.;

THENCE with the East R.O.W. line of said John King Boulevard, the following courses and distances:

North 01 degrees 04 minutes 17 seconds West, a distance of 75.66 feet to a 5/8 inch iron rod found with plastic yellow cap for the beginning of a tangent curve to the left, having a radius of 2560.00 feet, a central angle of 11 degrees 45 minutes 29 seconds, a chord bearing and distance of North 06 degrees 57 minutes 02 seconds West, 524.43 feet;

With said curve to the left, passing a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey" at an arc length of 269.16 feet, and continuing a total arc length of 525.35 feet to a 1/2" iron rod set with an orange plastic cap stamped "U.S. Plus Survey", being the intersection of the East R.O.W. line of said John King Boulevard and the South R.O.W. line of Discovery Drive (an 85 foot R.O.W.);

THENCE North 31 degrees 11 minutes 22 seconds East, with said intersection, a distance of 42.90 feet to a 5/8 inch iron rod with plastic yellow cap stamped "RPLS 3963" in the South R.O.W. line of said Discovery Drive;

THENCE with the South R.O.W. line of said Discovery Drive, the following courses and distances:

NORTH 75 degrees 32 minutes 39 seconds East, a distance of 17.26 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963", being the beginning of a tangent curve to the right, having a radius of 557.50 feet, a central angle of 37 degrees 32 minutes 50 seconds, and a chord bearing and distance of South 85 degrees 40 minutes 55 seconds East, 358.84 feet;

With the South line of said Discovery Drive, and said curve to the right, an arc length of 365.34 feet to a 5/8 inch iron rod found with plastic yellow cap stamped "RPLS 5963" for the Northeast corner of the herein described tract;

THENCE South 00 degrees 30 minutes 57 seconds East, along the South R.O.W. line of said Discovery Drive, and the West line of a tract of land described to BSKJ Development Corp., by General Warranty Deed recorded in Instrument No. 2016000008889, D.R.R.C.T., passing a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" for reference at a distance of 263.03 feet, passing a 1/2 inch iron rod found for reference at a distance of 507.50 feet, and continuing a total distance of 859.63 feet to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the north Right-of-Way line of State Highway 276 (a variable width Right-of-Way), from which a 1/2" iron rod found for reference bears North 10°21'44" West a distance of 1.23 feet;

THENCE South 89°13'51" West, with the north Right-of-Way line of said State Highway 276, a distance of 167.78 feet, to a 1/2 inch iron rod set with plastic orange cap stamped "U.S. Plus Survey" in the east line of aforesaid Lot 1, Block A;

THENCE with said Lot 1, Block A, the following courses:

North 00°36'18" West, a distance of 253.43 feet, to an "X" cut set in concrete, from which an "X" cut in concrete found for reference bears South 89°23'42" West a distance of 10.00 feet;

South 89°23'42" West, a distance of 169.18 feet, to the POINT OF BEGINNING (P.O.B.) and containing 272,107 square foot or a 6.247 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, The Cambridge Companies, Inc., Trustee, acting by and through it's duly authorized agent, James J. Melino, and ADV Rockwall John King Property Owner, LLC, acting by and through it's duly authorized agent, Davis Deadman, the undersigned owner(s) of the land shown on this plat, and designated herein as CAMBRIDGE ESTATES 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 CAMBRIDGE ESTATES 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 off-site and on-site 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 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.

GENERAL NOTES

- 1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48397C0045L, DATED 09/26/2008 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
5. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
6. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS, AND BEAR SOLE LIABILITY OF ALL SYSTEMS.
7. 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.
8. 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.

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 27th day of June, 2023.

[Signature]
Mayor, City of Rockwall



[Signature]
Planning and Zoning Commission Chairman

[Signature]
City Secretary

[Signature]
City Engineer

SURVEYOR'S CERTIFICATE

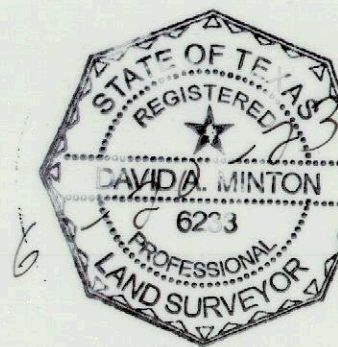
STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David A. Minton, 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.

Dated this 27th day of June, 2023.

[Signature]
David A. Minton, RPLS
Texas License No 6233

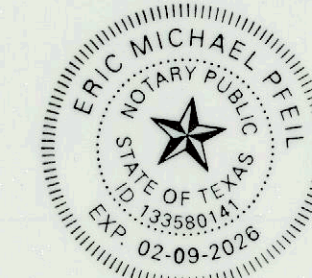


STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared David A. Minton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 27th day of June, 2023.

[Signature]
Notary Public, in and for the State of Texas



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/13/2023 11:09:20 AM
\$100.00
20230000011484

The Cambridge Companies, Inc., Trustee

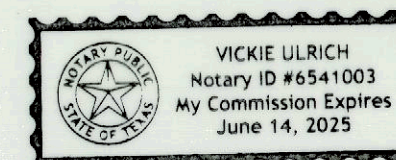
[Signature]
James J. Melino
Date: 6-23-2023

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared James J. 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 23rd day of June, 2023.

[Signature]
Vickie Ulrich
Notary Public, in and for the State of Texas



ADV Rockwall John King Property Owner, LLC

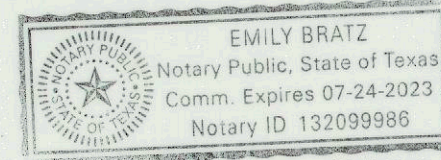
[Signature]
Rick Jones
Authorized Signatory
Date: 6-20-2023

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Rick Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 20th day of June, 2023.

[Signature]
Notary Public, in and for the State of Texas



CASE No. P2023-009

SURVEYOR
David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 10194610

DEVELOPER/ OWNER
Advantage Storage
contact: Rick Jones
2221 Lakeside Blvd., Suite 1260
Richardson, TX 75082
Phone: (972) 832-8933

URBAN STRATEGY
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Richardson, Texas 75081
Firm Registration #F-10194610, 214.369.2339
www.urbanstrategy.us

FINAL PLAT

OF

CAMBRIDGE ESTATES
LOTS 1 AND 2, BLOCK A
6.247 ACRES / 272,107 SQUARE FEET
2548 COUNTY ROAD 2526
BEING OUT OF THE
OUT THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FILE NAME: 22577-FINAL PLAT-REVISED-WITH-DWG
FILE LOCATION: S:\Survey\Team Folder\Projects\2022\22577-FINAL PLAT-REVISED-WITH-DWG
LAST MODIFIED ON: 6/14/2023 9:23 AM
PLOTTED ON: 6/15/2023 9:54 AM