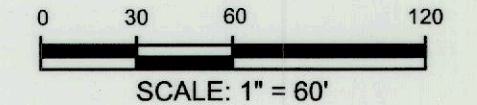
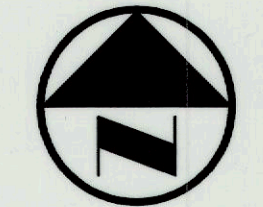
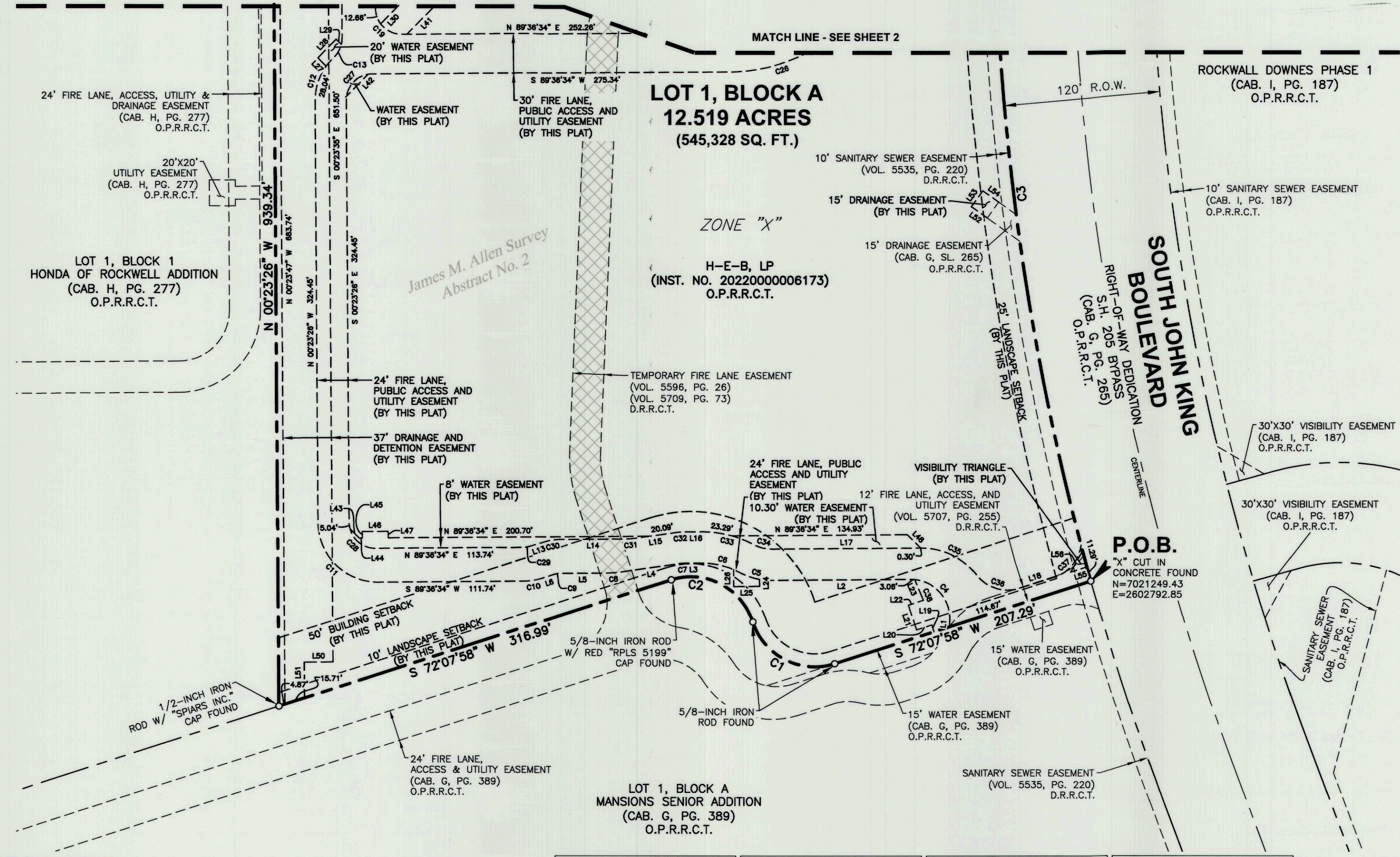


**VICINITY MAP**  
(NOT TO SCALE)



**LEGEND**

- PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ABSTRACT LINE



**LOT 1, BLOCK A**  
**12.519 ACRES**  
**(545,328 SQ. FT.)**

ZONE "X"

H-E-B, LP  
(INST. NO. 2022000006173)  
O.P.R.R.C.T.

James M. Allen Survey  
Abstract No. 2

**SOUTH JOHN KING BOULEVARD**  
RIGHT-OF-WAY DEDICATION  
S.H. 205 BYPASS  
(CAB. G, PG. 265)  
O.P.R.R.C.T.

**P.O.B.**  
"X" CUT IN CONCRETE FOUND  
N=7021249.43  
E=2602792.85

**LOT 1, BLOCK A**  
**MANSIONS SENIOR ADDITION**  
(CAB. G, PG. 389)  
O.P.R.R.C.T.

**GENERAL NOTES**

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.  
  
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
5. 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.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 06°56'20" E	2.88'
L2	S 89°36'34" W	106.57'
L3	S 89°36'34" W	13.58'
L4	S 81°50'45" W	44.62'
L5	S 89°36'34" W	33.37'
L6	S 71°51'46" W	9.35'
L7	N 72°45'40" E	0.14'
L8	N 54°51'12" E	64.27'
L9	N 34°19'55" E	32.61'
L10	N 89°36'47" E	3.03'
L11	S 89°36'47" W	7.92'
L12	S 54°51'12" W	116.36'
L13	N 71°51'46" E	9.35'
L14	N 89°36'34" E	49.81'
L15	N 81°50'45" E	31.57'
L16	N 89°36'34" E	13.58'
L17	N 89°36'34" E	114.71'
L18	N 72°32'44" E	28.34'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L19	N 18°04'16" W	5.55'
L20	S 71°55'44" W	12.40'
L21	N 18°04'16" W	20.00'
L22	N 71°55'44" E	12.08'
L23	N 22°53'26" W	12.31'
L24	S 00°23'26" E	5.47'
L25	S 89°36'34" W	20.00'
L26	N 00°23'26" W	13.02'
L27	N 45°23'26" W	8.90'
L28	N 44°36'34" E	20.00'
L29	S 45°23'26" E	5.70'
L30	N 44°36'34" E	77.27'
L31	S 45°10'25" E	7.79'
L32	N 89°49'35" E	2.19'
L33	N 00°10'25" W	10.89'
L34	S 00°10'25" E	19.99'
L35	N 87°59'30" E	23.77'
L36	S 87°59'30" W	24.27'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L37	S 89°49'35" W	24.04'
L38	N 45°10'25" W	19.61'
L39	S 00°23'26" E	42.16'
L40	N 00°23'26" W	42.23'
L41	S 44°36'34" W	60.44'
L42	S 44°36'34" W	24.48'
L43	S 45°23'26" E	9.91'
L44	N 89°36'34" E	2.36'
L45	N 00°23'26" W	5.00'
L46	N 89°36'34" E	20.00'
L47	S 00°23'26" E	5.00'
L48	S 45°23'26" E	14.55'
L49	N 89°36'28" E	37.02'
L50	S 89°36'18" W	22.00'
L51	S 00°23'42" E	27.52'
L52	N 54°28'58" W	15.00'
L53	N 35°31'02" E	15.00'
L54	S 54°28'58" E	15.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L55	S 72°32'44" W	13.14'
L56	N 29°14'03" E	18.78'

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**HEB ADDITION**  
BEING ONE (1) LOT  
12.519 ACRES OR 545,328 SF  
SITUATED IN THE  
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
AND THE  
JOHN LOCKHART SURVEY, ABSTRACT NO. 134  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
DECEMBER 2024  
SHEET 1 OF 3

**DEVELOPER**

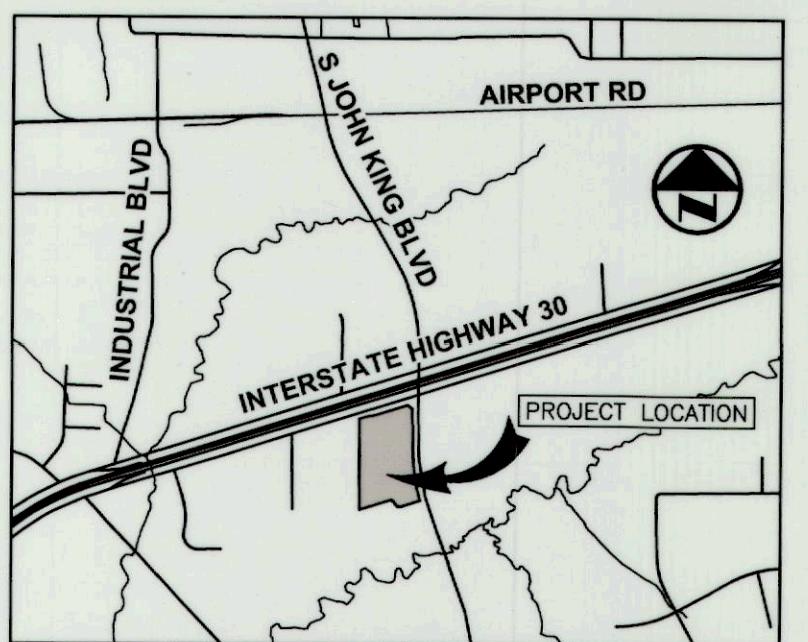
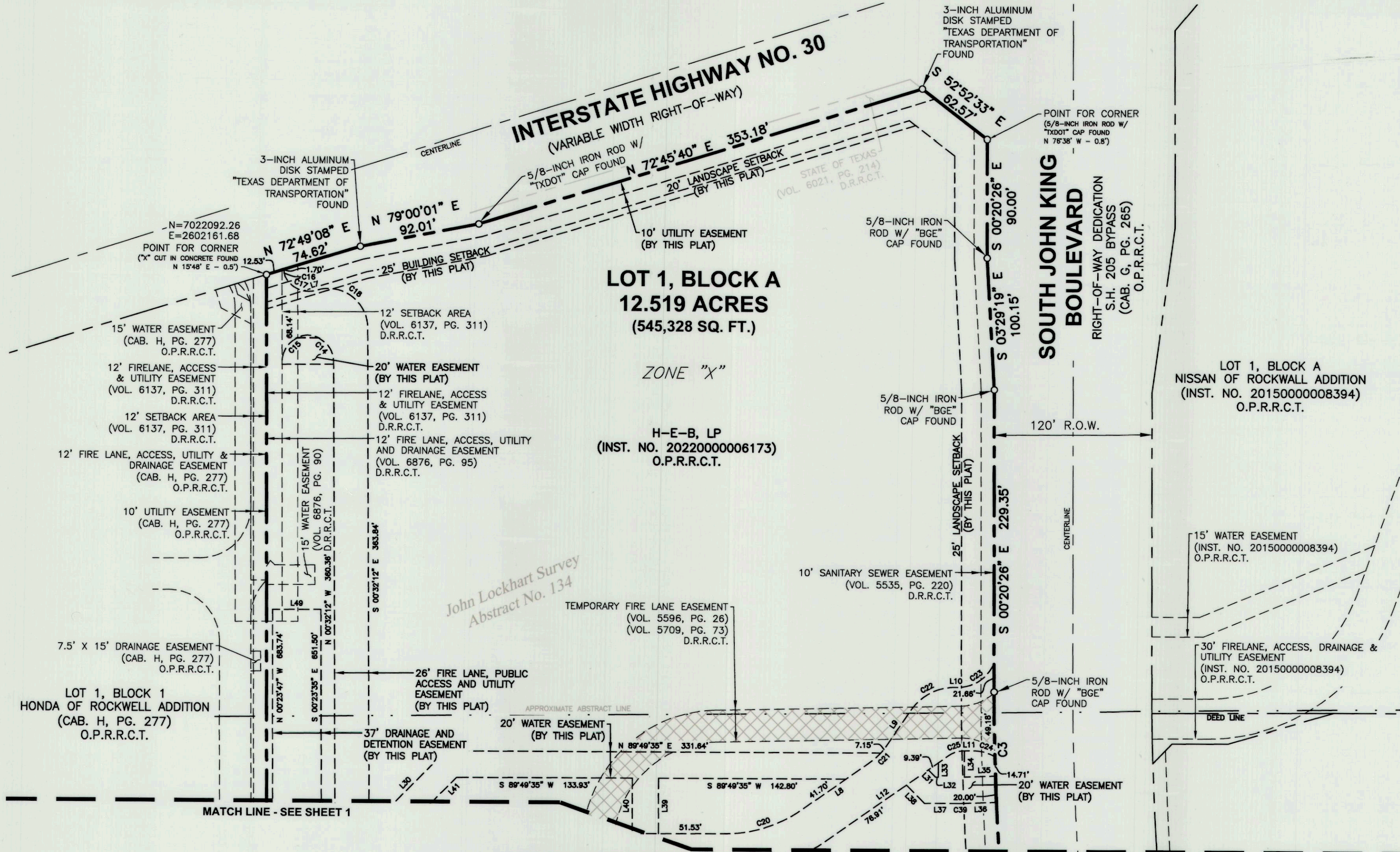
**H-E-B, LP**  
646 S. Flores Street  
San Antonio, Texas 78204

**SURVEYOR**

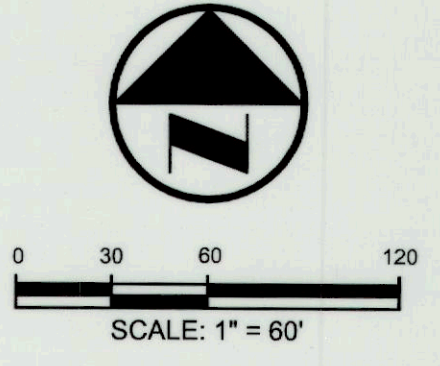
**BGE, Inc.**  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Registration No. 10193953  
Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXNIP\Projects\HEB\_Grocery\_Co\9559-00-SW\_Cmr\_J\_King\_Bldg\_IH\_30\_Rockwall\SV04\_CAD\9559-00\_FPLT.dwg 2024-12-11-10:33 mpeace

G:\TXN\Projects\HEB\_Grocery\_Co\9559-00-SW\_Cmr\_J\_King\_Bldv\_30\_Rockwall\SV04\_CAD\9559-00\_FPLT.dwg 2024-12-11-10:33 mpeace



VICINITY MAP  
(NOT TO SCALE)



**LEGEND**

- O PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ABSTRACT LINE

**GENERAL NOTES (continued)**

6. 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.
7. 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 dedicated by this plat.
8. 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.
9. The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas dedicated hereby for all purposes that do not interfere with the use of said easement areas for utilities (subject to all applicable laws, regulations and ordinances); including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
10. The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C2	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C3	15°18'21"	2010.00'	S 07°59'37" E	535.35'	536.95'
C4	97°19'46"	30.00'	N 41°43'33" W	45.05'	50.96'
C5	28°10'00"	54.00'	N 76°18'27" W	26.28'	26.55'
C6	28°10'00"	60.00'	N 76°18'27" W	29.20'	29.50'
C7	7°45'49"	30.00'	S 85°43'39" W	4.06'	4.06'
C8	7°45'49"	100.00'	S 85°43'39" W	13.54'	13.55'
C9	17°44'48"	20.00'	S 80°44'10" W	6.17'	6.19'
C10	17°44'48"	46.00'	S 80°44'10" W	14.19'	14.25'
C11	90°00'00"	46.00'	N 45°23'26" W	65.05'	72.26'
C12	47°57'30"	44.00'	N 23°35'19" E	35.76'	36.83'
C13	48°06'16"	20.00'	N 23°30'56" E	16.30'	16.79'
C14	88°57'57"	20.15'	N 44°24'10" W	28.24'	31.29'
C15	84°21'51"	20.00'	S 46°02'45" W	26.86'	29.45'
C16	35°44'06"	10.00'	S 09°56'25" E	6.14'	6.24'
C17	79°25'52"	20.00'	S 67°31'24" E	25.56'	27.73'
C18	106°42'09"	30.00'	S 53°53'16" E	48.14'	55.87'
C19	89°51'15"	20.00'	S 45°27'49" E	28.25'	31.36'
C20	34°45'22"	100.00'	N 72°13'53" E	59.74'	60.66'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C21	20°31'16"	50.00'	N 44°35'33" E	17.81'	17.91'
C22	55°16'52"	40.00'	N 61°58'21" E	37.11'	38.59'
C23	66°53'54"	30.00'	N 56°09'51" E	33.07'	35.03'
C24	32°11'33"	30.00'	N 74°17'26" W	16.64'	16.86'
C25	34°45'36"	20.00'	S 72°14'00" W	11.95'	12.13'
C26	34°45'22"	130.00'	S 72°13'53" W	77.66'	78.86'
C27	90°00'00"	20.00'	S 44°36'34" W	28.28'	31.42'
C28	90°00'00"	20.00'	S 45°23'26" E	28.28'	31.42'
C29	17°44'48"	20.00'	N 80°44'10" E	6.17'	6.19'
C30	17°44'48"	46.00'	N 80°44'10" E	14.19'	14.25'
C31	7°45'49"	50.00'	N 85°43'39" E	6.77'	6.77'
C32	7°45'49"	54.00'	N 85°43'39" E	7.31'	7.32'
C33	28°10'00"	84.00'	S 76°18'27" E	40.88'	41.29'
C34	28°10'00"	30.00'	S 76°18'27" E	14.60'	14.75'
C35	52°23'14"	54.00'	S 64°11'49" E	47.67'	49.37'
C36	69°27'04"	30.00'	S 72°43'44" E	34.18'	36.36'
C37	64°46'29"	30.00'	N 40°09'29" E	32.14'	33.92'
C38	1°29'34"	190.00'	N 22°08'39" W	4.95'	4.95'
C39	1°50'05"	210.00'	S 88°54'33" W	6.72'	6.72'

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**HEB ADDITION**  
 BEING ONE (1) LOT  
 12.519 ACRES OR 545,328 SF  
 SITUATED IN THE  
 JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
 AND THE  
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 DECEMBER 2024  
 SHEET 2 OF 3

DEVELOPER

SURVEYOR

**H-E-B, LP**  
646 S. Flores Street  
San Antonio, Texas 78204

**BGE, Inc.**  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

Copyright 2024

**OWNER'S DEDICATION**

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, H-E-B, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a 12.519-acre (545,328-square-foot) tract of land situated in the John Lockhart Survey, Abstract No. 134 and the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; said tract being the same property described in Special Warranty Deed to H-E-B, LP as recorded in Instrument No. 2022000006173 recorded in the Official Public Records of Rockwall County, Texas; said 12.519-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in concrete found in the west right-of-way line of South John King Boulevard (a 120-foot-wide public right-of-way) according to the plat recorded in Cabinet G, Page 265 of said Official Public Records; said point being the southeast corner of said H-E-B tract and the northeast corner of Lot 1, Block A, Mansions Senior Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet G, Page 389 of said Official Public Records;

THENCE, departing the said west right-of-way line of South John King Boulevard and with the south line of said H-E-B tract and the north line of said Mansions Senior Addition, the following four (4) calls:

South 72 degrees 07 minutes 58 seconds West, a distance of 207.29 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right;

In a northwesterly direction, with said curve to the right, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet, and an arc length of 78.54 feet to a 5/8-inch iron rod found for corner at the end of said curve and the beginning of a reverse curve to the left;

In a northwesterly direction, with said reverse curve to the left, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet and an arc length of 78.54 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner at the end of said curve;

South 72 degrees 07 minutes 58 seconds West, a distance of 316.99 feet to a 1/2-inch iron rod with "SPIARS INC." cap found for corner; said point being the southwest corner of said H-E-B tract and the southeast corner of Lot 1, Block 1, Honda of Rockwall Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 277 of said Official Public Records;

THENCE, North 00 degrees 23 minutes 26 seconds West, departing the north line of said Mansions Senior Addition and with the west line of said H-E-B tract and the east line of said Honda of Rockwall Addition, a distance of 939.34 feet to a point for corner in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way); said point being the northwest corner of said H-E-B tract and the northeast corner of said Honda of Rockwall Addition; from said point an "X" cut in concrete found bears North 15 degrees 48 minutes East, a distance of 0.5 feet;

THENCE, with the said south right-of-way line of Interstate Highway 30 and the north line of said H-E-B tract, the following three (3) calls:

North 72 degrees 49 minutes 08 seconds East, a distance of 74.62 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

North 79 degrees 00 minutes 01 seconds East, a distance of 92.01 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;

North 72 degrees 45 minutes 40 seconds East, a distance of 353.18 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner; said point being a northeast corner of said H-E-B tract and the northwest end of a corner clip at the intersection of the said south right-of-way line of Interstate Highway 30 and the said west right-of-way line of South John King Boulevard;

THENCE, South 52 degrees 52 minutes 33 seconds East, with said corner clip, a distance of 62.57 feet to a point for corner at the southeast end of said corner clip; said point being a northeast corner of said H-E-B tract; from said point a 5/8-inch iron rod with "TXDOT" cap found bears North 76 degrees 38 minutes West, a distance of 0.8 feet;

THENCE, with the said west right-of-way line of South John King Boulevard and the east line of said H-E-B tract, the following four (4) calls:

South 00 degrees 20 minutes 26 seconds East, a distance of 90.00 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 03 degrees 29 minutes 19 seconds East, a distance of 100.15 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 00 degrees 20 minutes 26 seconds East, a distance of 229.35 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

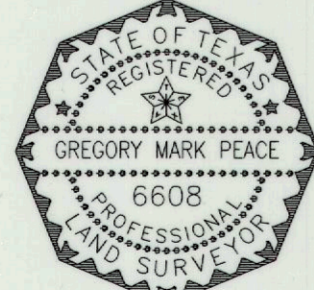
In a southeasterly direction, with said tangent curve to the left, having a central angle of 15 degrees 18 minutes 21 seconds, a radius of 2,010.00 feet, a chord bearing and distance of South 07 degrees 59 minutes 37 seconds East, 535.35 feet, and an arc length of 536.95 feet to the POINT OF BEGINNING and containing an area of 12.519 acres or 545,328 square feet of land, more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, 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.

*Gregory Mark Peace*  
Gregory Mark Peace, RPLS No. 6608

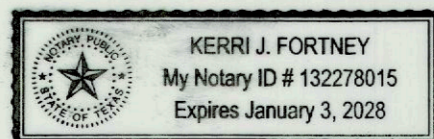


STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Gregory Mark Peace, 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 19th day of December, 2024.

*Kerri J. Fortney*  
Notary Public in and for the State of Texas



January 3, 2028  
My Commission Expires:

APPROVED: I hereby certify that the above and foregoing plat of **LOT 1, BLOCK A, HEB ADDITION** - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall, Texas on the 6th day of May, 2024.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

*[Signatures]*  
Mayor of the City of Rockwall      Planning and Zoning Commission Chairman      City Secretary

*Ann Williams, P.E.*  
City Engineer



**OWNER'S DEDICATION (continued)**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, HEB ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed (except those indicated as private or created by separate instrument, which are governed by the terms, provisions and conditions of such separate instruments). I (we) further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, HEB ADDITION** 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 off-site and on-site 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.

H-E-B, LP  
a Texas limited partnership

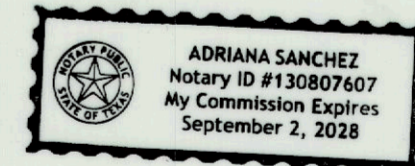
By: *[Signature]*  
Benjamin R. Scott  
Group Vice President of Real Estate and Shopping Center Development

STATE OF TEXAS §  
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Benjamin R. Scott, 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 18th day of December, 2024.

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



September 2, 2028  
My Commission Expires:

THE STATE OF TEXAS  
COUNTY OF ROCKWALL  
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.  
2025000001448 PLAT  
01/29/2025 02:06:59 PM Total Fees: \$147.00  
Jennifer Fogg, County Clerk  
Rockwall County, TX *[Signature]*

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**HEB ADDITION**  
BEING ONE (1) LOT  
12.519 ACRES OR 545,328 SF  
SITUATED IN THE  
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
AND THE  
JOHN LOCKHART SURVEY, ABSTRACT NO. 134  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
DECEMBER 2024  
SHEET 3 OF 3

DEVELOPER: **H-E-B, LP**  
646 S. Flores Street  
San Antonio, Texas 78204

SURVEYOR: **BGE, Inc.**  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Registration No. 10193953  
Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com