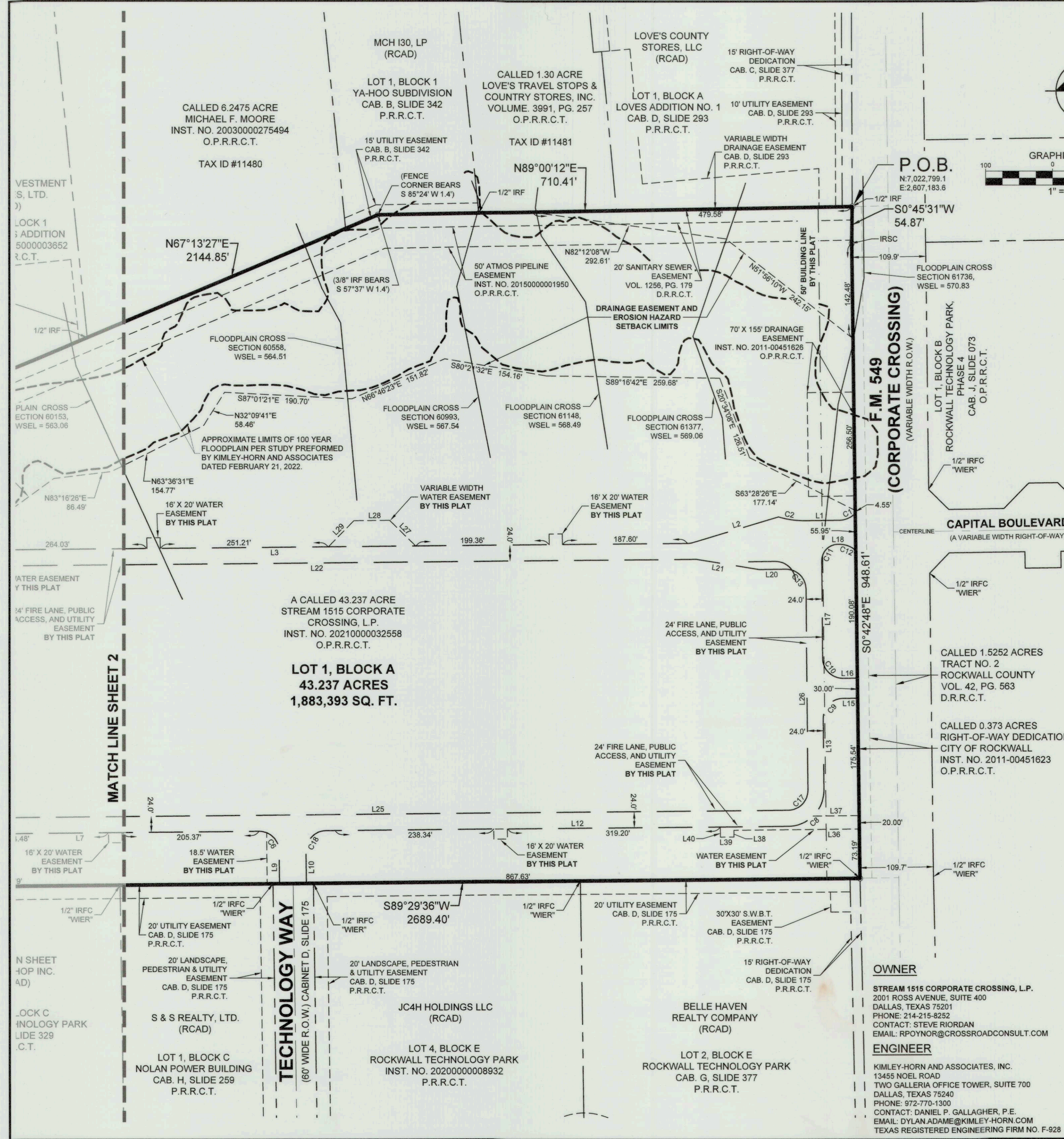


LEGEND:

- RCAD = ROCKWALL CENTRAL APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- XF = "X" CUT IN CONCRETE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.E. = DRAINAGE EASEMENT
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- F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT
- WSEL = WATER SURFACE ELEVATION

NOTES:

- No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
- All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
- The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
REFERENCE DATUM: City of Rockwall Geodetic Control Monument 6
- Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.
- See line and curve table on sheet 2 of 4.
- Floodplain Cross-Sections shown hereon are based on Study performed by Kimley-Horn and Associates dated February 21, 2022.



FINAL PLAT
LOT 1, BLOCK A
STREAM 549 ADDITION
 43.237 ACRES SITUATED IN TRACT 11
 OF THE JOHN LOCKHART SURVEY,
 ABSTRACT NO. 134
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 CASE NO. P2022-011

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DJD	OCT. 2022	068213100	1 OF 4

OWNER
 STREAM 1515 CORPORATE CROSSING, L.P.
 2001 ROSS AVENUE, SUITE 400
 DALLAS, TEXAS 75201
 PHONE: 214-215-8252
 CONTACT: STEVE RIORDAN
 EMAIL: RPOYNOR@CROSSROADCONSULT.COM

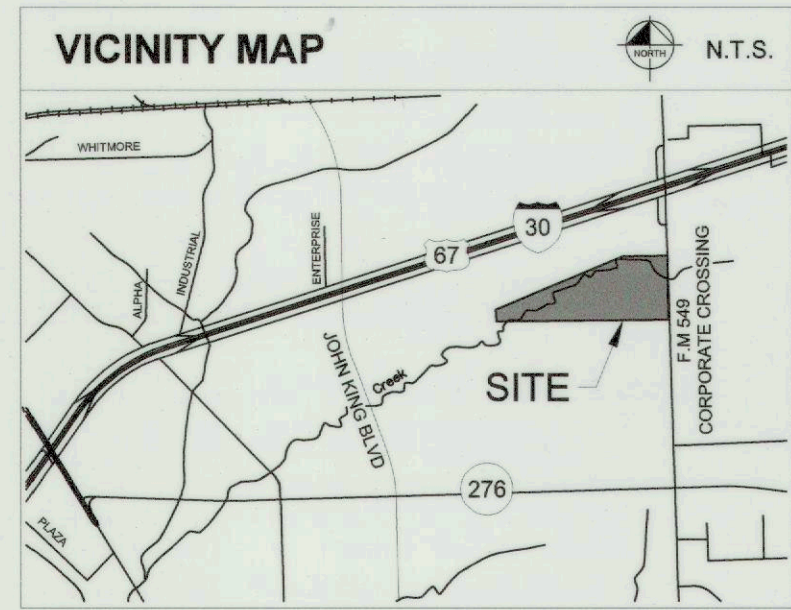
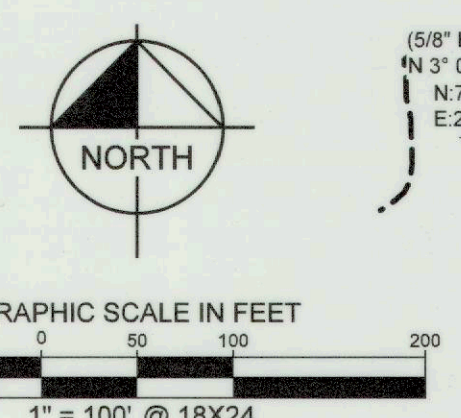
ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 CONTACT: DANIEL P. GALLAGHER, P.E.
 EMAIL: DYLAN.ADAME@KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM NO. F-928

DWG NAME: K:\DAL_SURVEY\068213100-ROCKWALL_HIT_FF.DWG PLOTTED BY PATRICK DAVID 1/19/2023 4:02 PM LAST SAVED 11/29/2022 2:36 PM

LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°29'36"W	52.52'	L17	N00°30'24"W	146.00'	L32	S54°29'36"W	50.97'			
L2	S73°17'18"W	134.62'	L18	N89°29'36"E	2.90'	L33	N35°30'24"W	10.00'			
L3	S89°29'36"W	1073.64'	L20	N89°29'36"E	40.00'	L34	S54°29'36"W	20.00'			
L4	S54°29'36"W	39.32'	L21	N80°45'44"W	94.53'	L35	N35°30'24"W	20.00'			
L6	S00°30'24"E	313.11'	L22	S89°29'36"W	1065.94'	L36	S89°29'36"W	188.30'			
L7	N89°29'36"E	449.85'	L23	S54°29'36"W	52.36'	L37	N89°29'36"E	69.38'			
L9	S00°30'24"E	48.50'	L24	S00°30'24"E	285.96'	L38	S00°30'24"E	10.00'			
L10	S00°30'24"E	48.50'	L25	S89°29'36"W	1242.00'	L39	S89°29'36"W	20.00'			
L12	S89°29'36"W	692.15'	L26	S00°30'24"E	300.00'	L40	N00°30'24"W	15.00'			
L13	S00°30'24"E	106.54'	L27	S45°30'24"E	54.80'						
L15	S89°29'36"W	22.09'	L28	N89°29'36"E	53.94'						
L16	S89°29'36"W	21.98'	L29	N44°29'36"E	54.80'						

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	44°29'40"	35.00'	27.18'	N67°14'46"E	26.50'	C14	35°00'00"	30.00'	18.33'	S71°59'36"W	18.04'
C2	17°56'00"	124.00'	38.81'	S81°32'24"E	38.65'	C15	55°00'00"	30.00'	28.80'	S26°59'36"W	27.70'
C3	35°00'00"	54.00'	32.99'	S71°59'36"W	32.48'	C16	90°00'00"	30.00'	47.12'	S45°30'24"E	42.43'
C4	55°00'00"	30.00'	28.80'	S26°59'36"W	27.70'	C17	90°00'00"	30.00'	47.12'	N44°29'36"E	42.43'
C5	90°00'00"	54.00'	84.82'	S45°30'24"E	76.37'	C18	90°00'00"	30.00'	47.12'	S44°29'36"W	42.43'
C6	90°00'00"	30.00'	47.12'	S45°30'24"E	42.43'						
C8	90°00'00"	54.00'	84.82'	N44°29'36"E	76.37'						
C9	90°00'00"	30.00'	47.12'	S44°29'36"W	42.43'						
C10	90°00'00"	30.00'	47.12'	S45°30'24"E	42.43'						
C11	90°00'00"	24.00'	37.70'	S44°29'36"W	33.94'						
C12	44°12'11"	35.00'	27.00'	N68°23'08"W	26.34'						
C13	90°00'00"	30.00'	47.12'	S45°30'24"E	42.43'						

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C14	35°00'00"	30.00'	18.33'	S71°59'36"W	18.04'
C15	55°00'00"	30.00'	28.80'	S26°59'36"W	27.70'
C16	90°00'00"	30.00'	47.12'	S45°30'24"E	42.43'
C17	90°00'00"	30.00'	47.12'	N44°29'36"E	42.43'
C18	90°00'00"	30.00'	47.12'	S44°29'36"W	42.43'



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 DALLAS, TEXAS 75201
 PHONE: 214-215-8252
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DWG NAME: K:\DAL_SURVEY\068213100-ROCKWALL_HTT_FF.DWG PLOTTED BY: PATRICK DAVID 1/19/2023 4:02 PM LAST SAVED 11/28/2022 2:36 PM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STREAM 1515 CORPORATE CROSSING, L.P. is the owner of a tract of land situated in the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a part of a called 44.5 acre tract described as the "Second Tract" in the Warranty Deed from H.M. Gray to F.D. Hitt, recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas, and conveyed to the Hitt Family Limited Partnership by deed recorded in Volume 1875, Page 238 of the Deed Records of Rockwall County, Texas, and subsequently conveyed to STREAM 1515 CORPORATE CROSSING, L.P. by Special Warranty Deed recorded in Instrument No. 20210000032558, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of F.M. 549 (Corporate Crossing - a variable width right-of-way) the northwest corner of a called 0.373 acre tract of land described as a Right-of Way Dedication in the Warranty Deed to the City of Rockwall recorded in Instrument No. 2011-00451623, Official Public Records, Rockwall County, Texas;

THENCE with said west right-of-way line, the following courses and distances:

South 0°45'31" West, a distance of 54.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°42'48" East, a distance of 948.61 feet to a 1/2-inch iron rod with plastic cap stamped "Wier & Associates" found at the southwest corner of said 0.373 acre tract;

THENCE South 89°29'36" West, passing at a distance of 15.00 feet the northeast corner of Lot 2 Block E of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 377, Plat Records, Rockwall County, Texas; with the common line of said 44.5 acre tract and the following tracts of land; said Lot 2, Block E; Lot 4, Block E, of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20200000008932, Plat Records, Rockwall County, Texas; the north terminus line of Technology Way (a 60-foot right-of-way), as shown on plat recorded under Cabinet D, Slide 175, Plat Records, Rockwall County, Texas; Lot 1, Block C, of Nolan Power Building, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 259, Plat Records, Rockwall County, Texas; Lots 2, 3R, and 4, Block C, of Rockwall Technology Park, an addition to the City of Rockwall, Texas; according to the plat thereof recorded in Cabinet E, Slide 329, Plat Records, Rockwall County, Texas; and a called 21.280 acre tract of land described in the Special Warranty Deed to SWBC Rockwall, LP, recorded in Instrument No. 20180000000613, Official Public Records, Rockwall County, for a total distance of 2689.40 feet to the southwest corner of said 44.5 acre tract of land;

THENCE North 3°00'29" West, a distance of 184.74 feet to a 1/2-inch iron rod found in the south line of Lot 1, Block 1, of Service King IH-30 Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet J, Slide 109, Plat Records, Rockwall County, Texas;

THENCE North 67°13'27" East, with the common line of said 44.5 acre tract and the following tracts of land; Lot 1, Block 1 of said Service King IH-30 addition; Lot 1, Block 1, of Kia Rockwall, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 279, Plat Records, Rockwall County, Texas; a called 6.01 acre tract of land described in the Special Warranty Deed to Rockwall AA RE LLC, recorded in Instrument No. 20190000011194, Official Public Records, Rockwall County, Texas; a called 1.6291 acre tract of land described in the Warranty Deed with Vendor's Lien to Rockwall Storage Solutions, LLC, recorded in Instrument No. 20140000010313, Official Public Records, Rockwall County, Texas; Lot 2, DBK Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 241, Plat Records, Rockwall County, Texas; a called 1.86 acre tract of land described in the Warranty Deed to Myasin Investments, LLC, recorded in Instrument No. 20180000016565, Official Public Records, Rockwall County, Texas; Lot 1, Block 1, Cavender's Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 2015000003652, Official Public Records, Rockwall County, Texas; a called 6.2475 acre tract of land described in the Warranty Deed to Michael F. Moore, recorded in Instrument No. 20030000275494, Official Public Records, Rockwall County, Texas; and Lot 1, Block 1, YA-HOO Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 342, Plat Records, Rockwall County, Texas; for a total distance of 2144.85 feet to an angle point in the common line of said 44.5 acre tract of land and said YA-HOO Subdivision, from which a fence corner bears South 85°24' West, 1.4 feet and a 3/8-inch iron rod bears South 57°37'00" West, 1.4 feet;

THENCE North 89°00'12" East, with the common line of said 44.5 acre tract and the following tracts of land; said Lot 1, Block 1, YA-HOO Subdivision; a called 3.195 acre tract of land described in the Warranty Deed in lieu of foreclosure, to Ginaluca Robino and Mary C. Goss, recorded in Instrument No. 2007-00374776, Official Public Records, Rockwall County, Texas, and Lot 1, Block A of said Love's Addition No. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 377, Plat Records, Rockwall County, Texas; passing at a distance of 695.41 feet the southeast corner of Lot 1, Block A of said Loves Addition, for a total distance of 710.41 feet to the POINT OF BEGINNING and containing 43.237 acres or 1,883,393 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, STREAM 1515 CORPORATE CROSSING, L.P., the undersigned owner of the land shown on this plat, and designated herein as the STREAM 549 ADDITION 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the STREAM 549 ADDITION have been notified and signed this plat. 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 the easement strips created hereby; 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 and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer 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

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

STREAM 1515 CORPORATE CROSSING, L.P., a Texas limited partnership

By: Stream 1515 Corporate Crossing GP, L.L.C., a Texas limited liability company, its General Partner

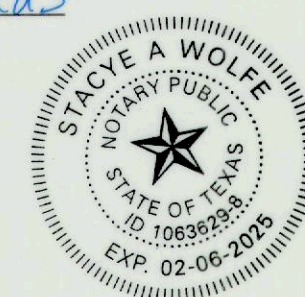
By: [Signature]
Name: J. Cannon Green
Title: Vice President

STATE OF Texas §
COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Cannon Green, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7 day of December 2022.

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



OWNER

STREAM 1515 CORPORATE CROSSING, L.P.
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE: 214-215-8252
CONTACT: STEVE RIORDAN
EMAIL: RPOYNOR@CROSSROADCONSULT.COM

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: DANIEL P. GALLAGHER, P.E.
EMAIL: DYLAN.ADAME@KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	DWP	DJD	OCT. 2022	068213100	3 OF 4

DWG NAME: K:\DAL_SURVEY\068213100-ROCKWALL_HITT\FP.DWG PLOTTED BY: PATRICK DAVID 11/29/2022 12:47 PM LAST SAVED: 11/29/2022 12:04 PM

SURVEYOR'S STATEMENT

I, David J. De Weirdt, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the 19th day of November, 2022.

David J. De Weirdt

DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
david.deweirdt@kimley-horn.com



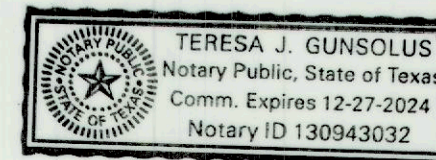
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of November, 2022.

Teresa J. Gunsolus

Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

[Signature] 01-10-2023
Planning & Zoning Commission, Chairman Date

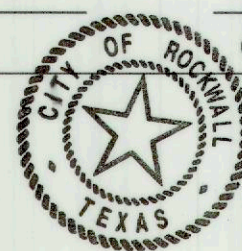
APPROVED:

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 3rd day of February, 2022.³

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 3rd day of February, 2022.³

[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] Amy Williams, P.E. City Engineer



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
02/06/2023 01:22:16 PM
\$200.00
2023000001633

[Signature]

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STREAM 1515 CORPORATE CROSSING, L.P.
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DALLAS, TEXAS 75201
PHONE: 214-215-8252
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