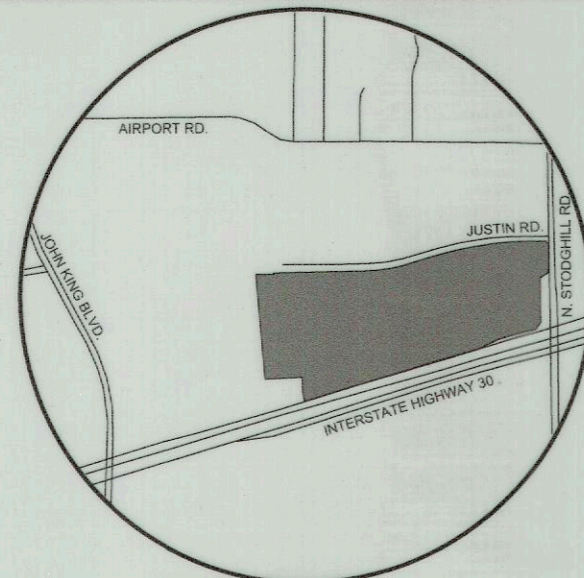
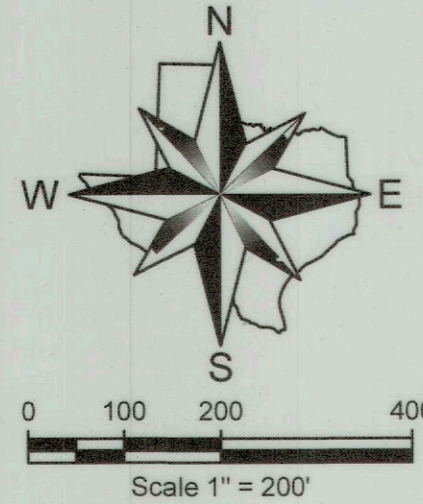


ABBREVIATION LEGEND

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
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

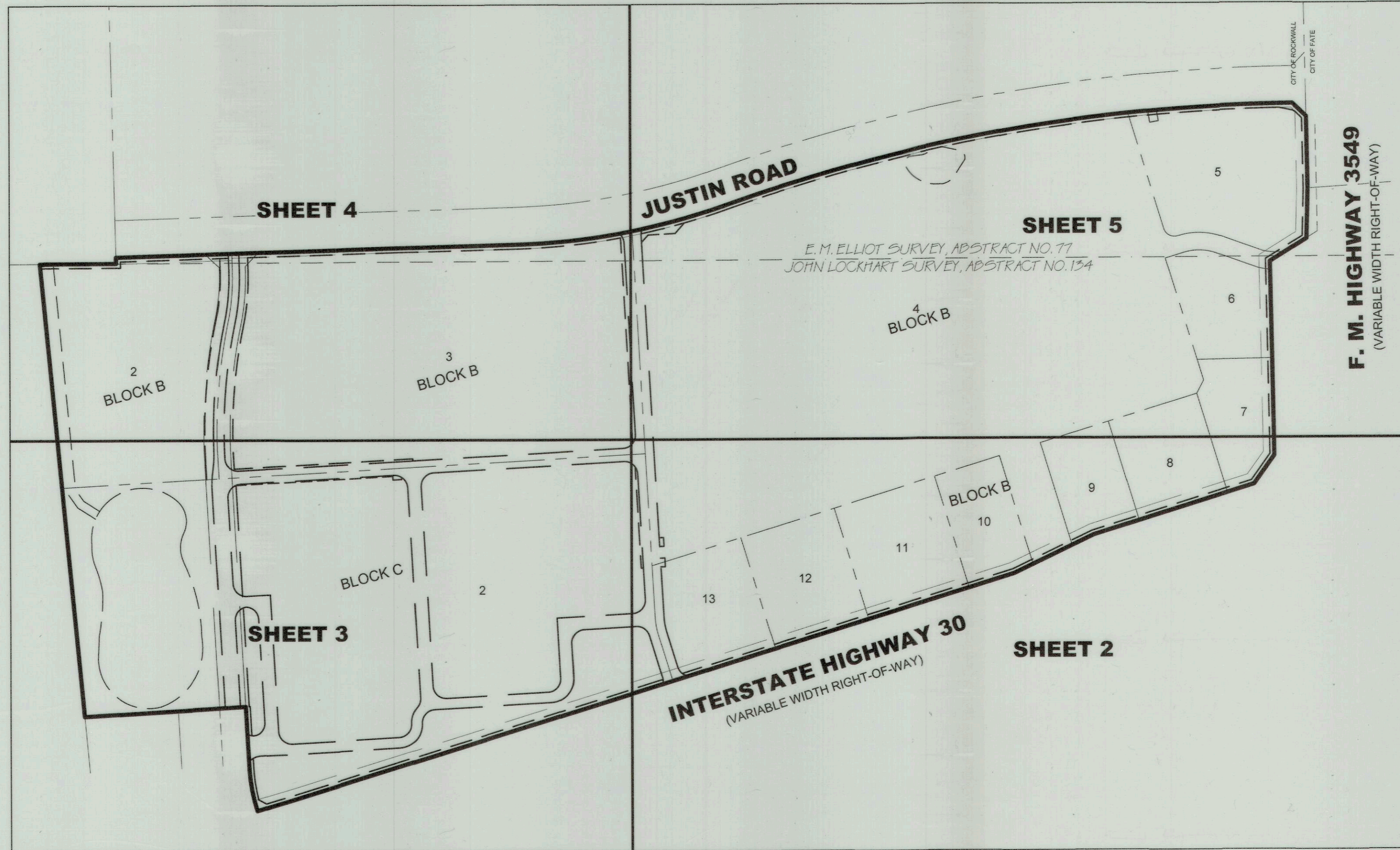
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject 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).
- (6) Water sources are 2 public water lines that run along Justin Road and I30.
- (7) All sewage lines dispose into the existing public wastewater line that runs along Justin Road.
- (8) Site is zoned as Planned Development District 102.

AREA TABLE (Block C)

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

AREA TABLE (Block B)

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



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

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

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

OWNER
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420 Alan Wood Road
Conshohocken, Pennsylvania
19228
(512) 492-2536
Jeannie De Fazio

PRELIMINARY PLAT
LOTS 2-13, BLOCK B AND LOT 2, BLOCK C
ROCKWALL COMMERCIAL
BEING
13 LOTS
67.476 ACRES OR (2,939,242 SQ. FT.)
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. P2024-033

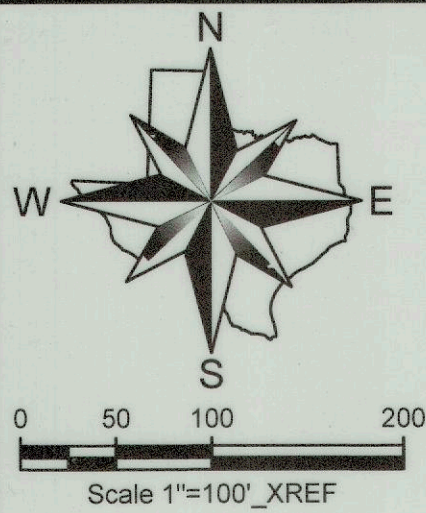
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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DALLAS, TEXAS 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Texas Engineers Registration No. 89
Texas Surveyors No. 1008600 Expires 12/31/2024
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Date : 11.20.24
Scale : 1" = 200'
File : 63406.00-PPLT
Project No. : 63406.00

SHEET
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OF
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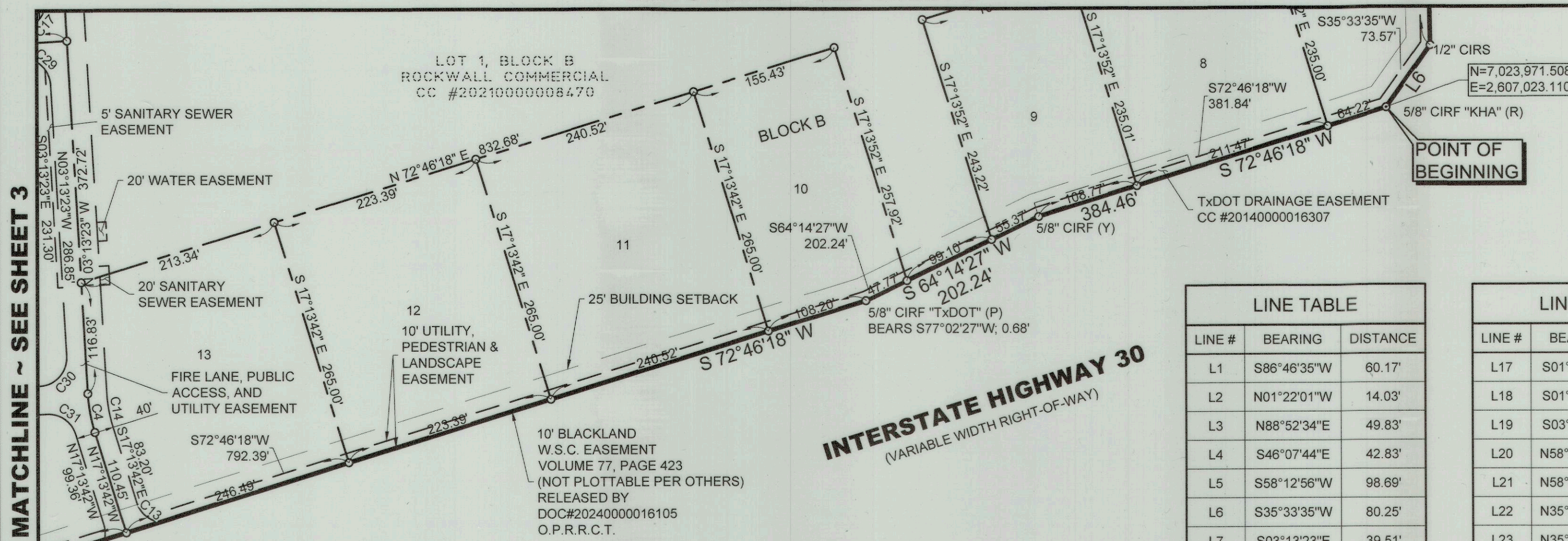


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 CONSULTING CIVIL ENGINEERS
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 DALLAS, TEXAS 75230
 Texas Surveyors No. 10086900 Expires 12/31/2024
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MATCHLINE ~ SEE SHEET 5



MATCHLINE ~ SEE SHEET 3

LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S27°46'07"W	33.94'
L16	S03°13'23"E	5.00'

LINE #	BEARING	DISTANCE
L17	S01°43'20"E	29.59'
L18	S01°43'20"E	29.59'
L19	S03°13'23"E	39.51'
L20	N58°02'43"W	47.95'
L21	N58°02'43"W	42.82'
L22	N35°30'23"W	19.08'
L23	N35°30'23"W	35.64'
L24	N03°13'23"W	198.55'
L25	N03°13'23"W	226.54'
L26	N86°46'37"E	2.17'

LINE #	BEARING	DISTANCE
L27	N03°13'23"W	66.59'
L28	N03°13'23"W	25.72'
L29	N62°13'52"W	19.36'
L30	S72°46'08"W	112.22'
L31	N84°05'27"E	26.75'
L32	S78°17'30"E	38.70'
L33	S33°08'39"W	51.98'
L34	S87°17'10"W	15.60'

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C8	22°56'19"	130.00'	52.05'	51.70'	S88°46'59"E
C9	36°58'01"	160.00'	103.23'	101.45'	N89°05'33"W
C10	90°20'41"	25.00'	39.42'	35.46'	S62°24'13"E
C11	9°17'14"	170.00'	27.56'	27.53'	S81°06'54"E
C12	36°37'20"	120.00'	76.70'	75.40'	N88°55'13"W
C13	65°19'21"	30.00'	34.20'	32.38'	S49°53'22"E
C14	14°00'19"	150.00'	36.67'	36.57'	S10°13'32"E
C15	29°57'58"	30.00'	15.69'	15.51'	S11°45'37"W
C16	45°51'51"	30.00'	24.01'	23.38'	N26°09'18"W
C17	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C18	90°16'21"	30.00'	47.27'	42.53'	S48°05'12"E
C19	14°51'58"	1,183.92'	307.19'	306.32'	S04°28'58"W
C20	13°38'17"	516.00'	122.82'	122.53'	N05°05'49"E
C21	13°38'17"	472.00'	112.35'	112.08'	N05°05'49"E
C22	15°08'20"	1,227.92'	324.44'	323.50'	S04°20'47"W
C23	13°58'20"	1,207.92'	294.57'	293.84'	S04°55'47"W
C24	10°00'04"	250.00'	43.64'	43.58'	N02°56'39"E
C25	11°10'03"	250.00'	48.73'	48.65'	S02°21'39"W
C26	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C27	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C28	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C29	90°00'00"	30.00'	47.12'	42.43'	N48°13'23"W
C30	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C31	75°59'41"	30.00'	39.79'	36.94'	N55°13'32"W

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C32	90°00'00"	30.00'	47.12'	42.43'	S41°46'37"W
C33	90°00'00"	54.00'	84.82'	76.37'	N41°46'37"E
C34	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C35	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C36	89°29'52"	30.00'	46.86'	42.24'	S42°01'41"W
C37	43°13'23"	54.01'	40.75'	39.79'	S19°10'37"W
C38	44°00'51"	30.00'	23.05'	22.48'	N18°47'03"E
C39	90°00'00"	30.00'	47.12'	42.43'	N41°46'37"E
C40	89°29'52"	54.00'	84.35'	76.03'	N42°01'41"E
C41	44°23'28"	40.00'	30.99'	30.22'	S64°34'53"W
C42	73°54'52"	25.00'	32.25'	30.06'	N85°28'26"E
C43	90°00'00"	30.00'	47.12'	42.43'	S48°13'23"E
C44	81°07'19"	30.00'	42.48'	39.02'	N43°47'02"W
C45	81°38'19"	29.63'	42.22'	38.74'	S37°19'50"W

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C46	88°41'55"	30.01'	46.46'	41.96'	S47°34'56"E
C47	51°44'23"	30.00'	27.09'	26.18'	N22°38'49"E
C48	10°23'45"	387.84'	70.37'	70.27'	S09°06'40"E
C49	13°38'17"	536.00'	127.58'	127.28'	N05°05'49"E
C50	16°05'57"	1,163.92'	327.05'	325.97'	S03°51'58"W
C51	102°25'16"	14.25'	25.47'	22.21'	N30°08'24"E
C53	16°08'55"	126.79'	35.74'	35.62'	N66°20'18"E
C54	33°20'11"	28.99'	16.87'	16.63'	N80°41'01"E
C56	83°07'20"	17.43'	25.29'	23.13'	S29°24'07"E
C58	28°52'23"	48.83'	24.61'	24.35'	S61°40'31"W
C60	67°54'01"	74.90'	88.76'	83.65'	N57°34'10"W

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 19228
 (512) 492-2536
 Jeannie De Fazio

PRELIMINARY PLAT
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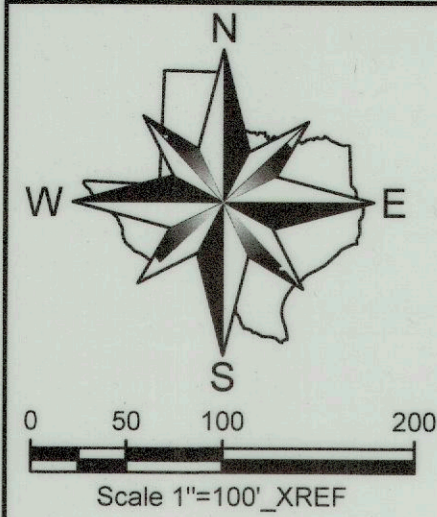
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. P2024-033

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Date : 11.20.24
 Scale : 1"=100'_XREF
 File : 63406.00-PPLT
 Project No. : 63406.00

SHEET
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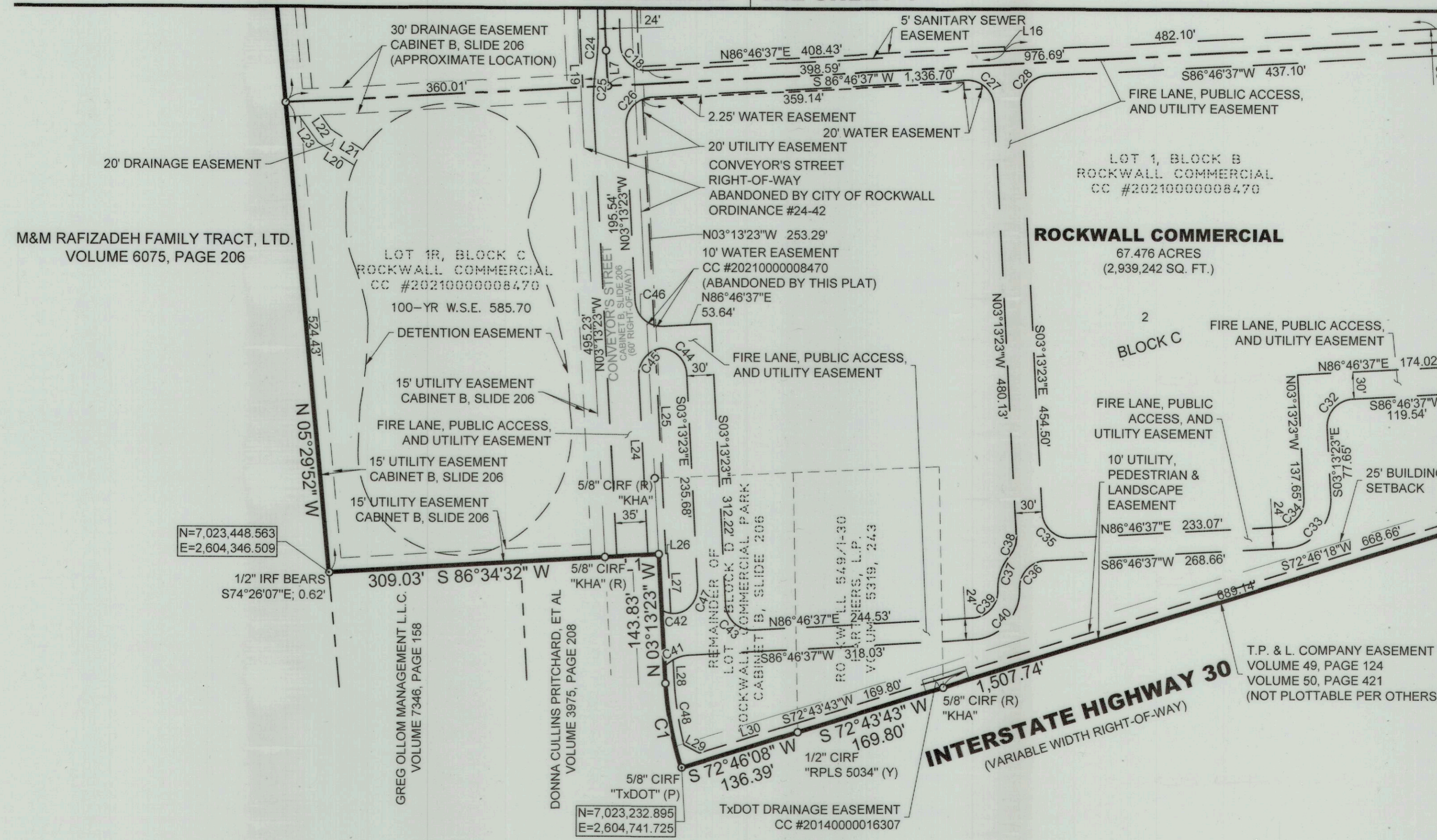


ABBREVIATION LEGEND

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MATCHLINE ~ SEE SHEET 4



MATCHLINE ~ SEE SHEET 2

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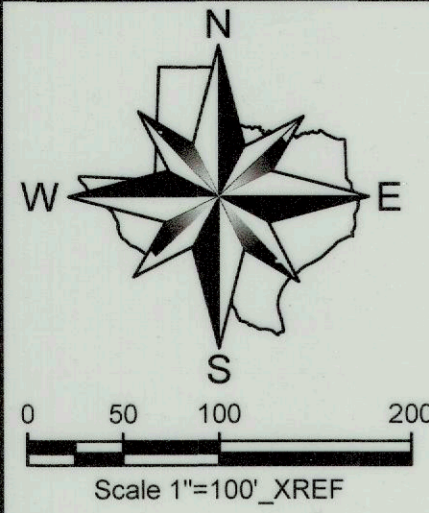
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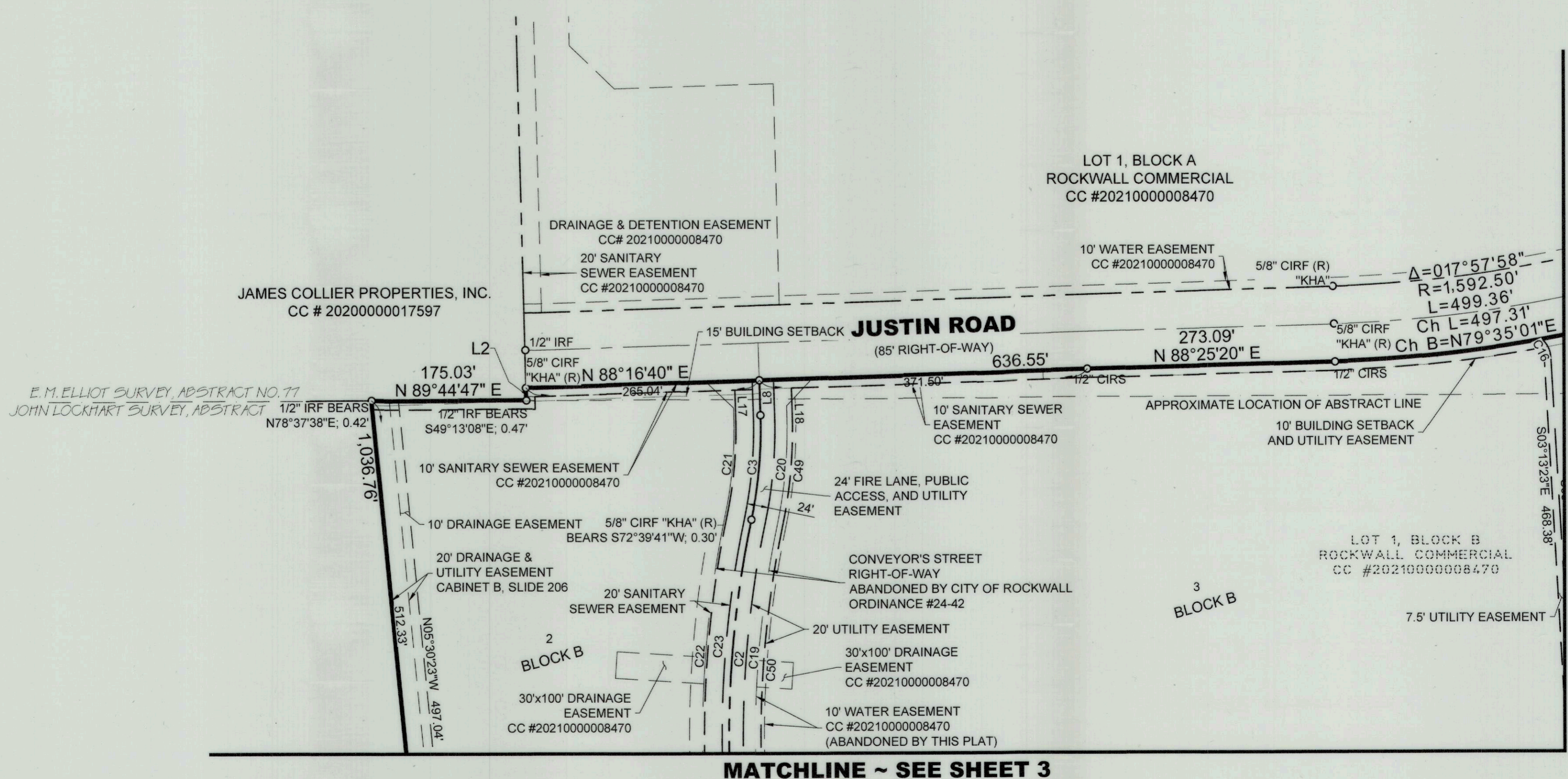
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SHEET 3 OF 6



ABBREVIATION LEGEND

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MATCHLINE ~ SEE SHEET 5

MATCHLINE ~ SEE SHEET 3

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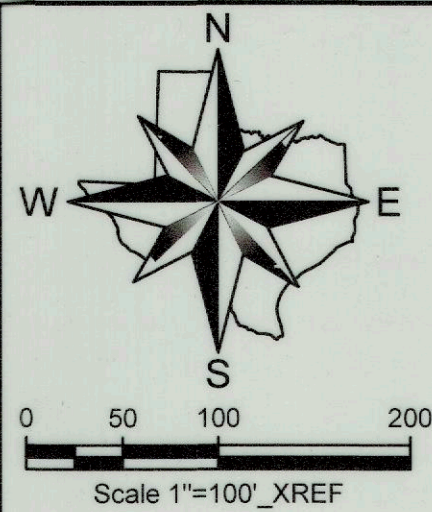
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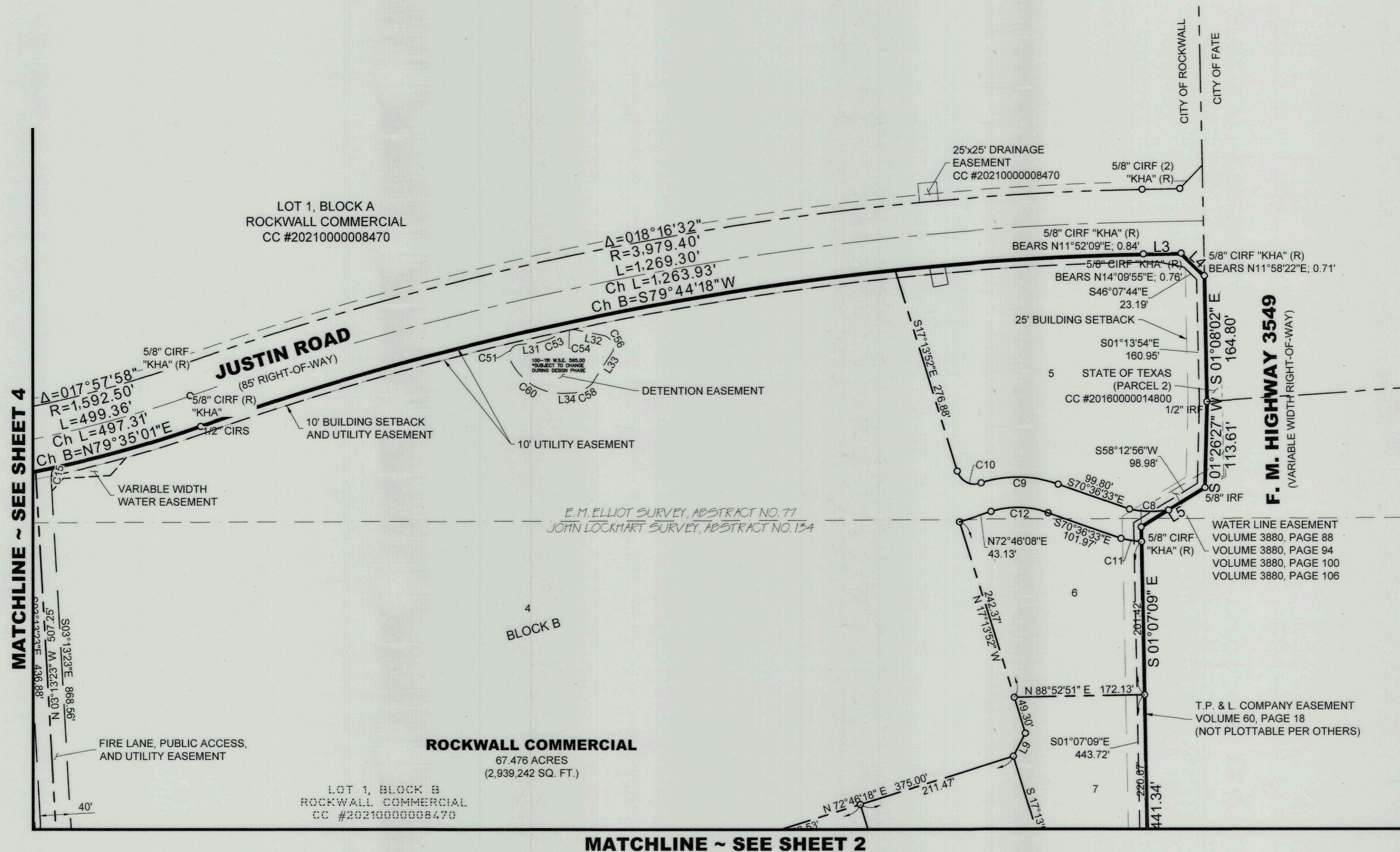
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Scale : 1"=100'_XREF
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SHEET
4
OF
6



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MATCHLINE ~ SEE SHEET 4

MATCHLINE ~ SEE SHEET 2

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OF
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PRELIMINARY PLAT
 LOTS 2-13, BLOCK B AND LOT 2, BLOCK C
ROCKWALL COMMERCIAL
 BEING 13 LOTS 67.476 ACRES SITUATED IN THE
 E. M. ELLIOT SURVEY, ABSTRACT NO. 77
 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS

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

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 Texas Engineers Registration No. 86
 Texas Surveyors No. 1008600 Expires 12/31/2024
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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 Northernly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap

stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL COMMERCIAL subdivision to the City of Rockwall, 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.

PROPERTY OWNER SIGNATURE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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.

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

APPROVED: I hereby certify that the above and foregoing Preliminary 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 4th day of November, 2024.

Signatures of Mayor and City Engineer with City of Rockwall seal.

PRELIMINARY PLAT
LOTS 2-13, BLOCK B AND LOT 2, BLOCK C
ROCKWALL COMMERCIAL
BEING 67.476 ACRES OR (2,939,242 SQ. FT.)
SITUATED IN THE
E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. P2024-033

Winkelmann & Associates, Inc. logo and contact info. Vertical text: E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134 ROCKWALL COUNTY, TEXAS. PRELIMINARY PLAT LOTS 2-13, BLOCK B AND LOT 2, BLOCK C ROCKWALL COMMERCIAL BEING 13 LOTS 67.476 ACRES SITUATED IN THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134 ROCKWALL COUNTY, TEXAS. SHEET 6 OF 6. Date: 11.20.24. Scale: N/A. File: 63406.00-PPLT. Project No.: 63406.00.