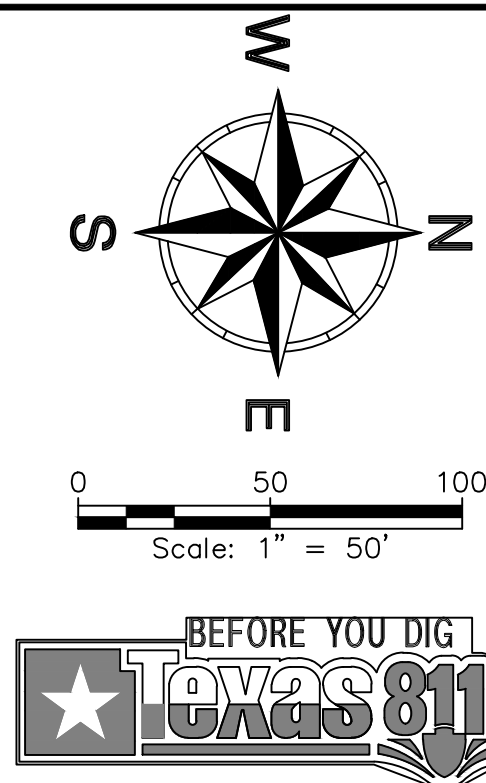


VICINITY MAP
NOT TO SCALE



AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT, MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.

William R. Winkelmann
WINKELMANN AND ASSOCIATES, INC.

04-20-2026
DATE

NOTES:

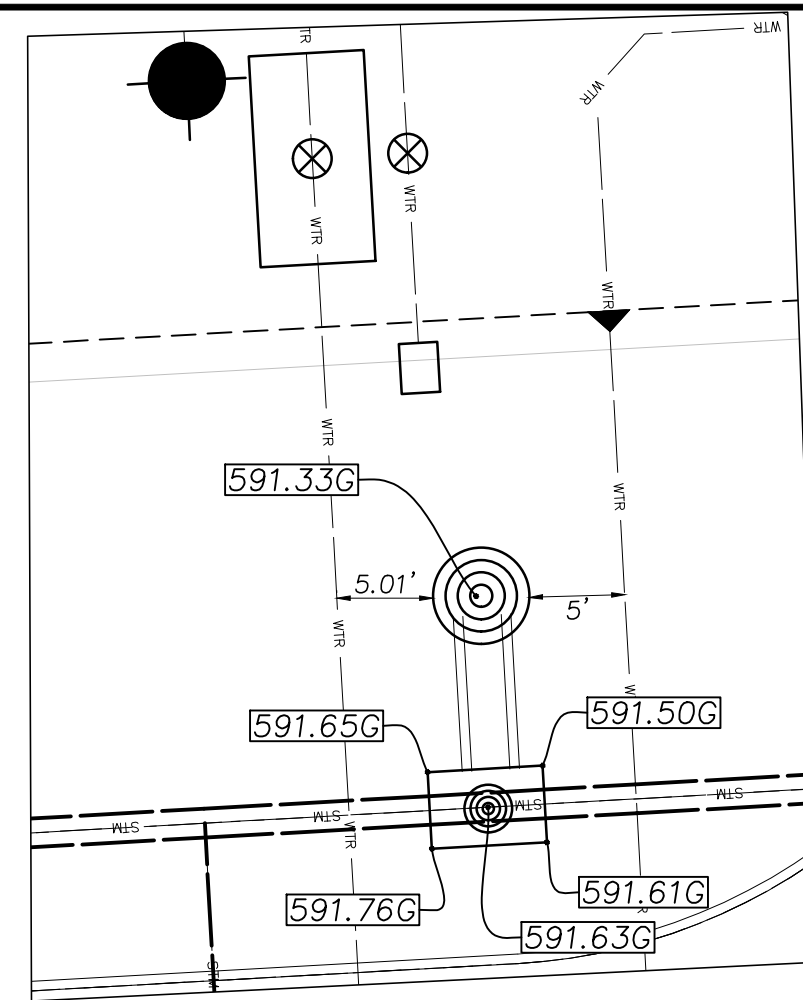
- ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
- ALL STORM IS PRIVATE UNLESS NOTED AS PUBLIC

BENCH MARKS:

- BM#1 - "X" cut on the most Westerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±18.0 feet East of the East property line of Tract 2 and ±5.1 feet North of the North property line of Tract 2.
ELEVATION - 605.81 feet
- BM#2 - "X" cut on the most Northerly Northwest corner of a curb inlet, West curb line of F.M. Highway 3549, ±81.2 feet East of the East property line of Tract 2 and ±27.3 feet North of the South property line of Tract 2.
ELEVATION - 593.26 feet
- BM#3 - "X" cut on the most Northerly Northwest corner of a curb inlet, North curb line of Interstate Highway 30 (service road), ±10.9 feet South of the South property line and ±33.8 feet Northeast of the most Southerly Southwest corner of Tract 2.
ELEVATION - 587.31 feet

GRADING LEGEND

- 629.00G PROP. FINISHED GRADE
- 629.00TP PROP. TOP OF PAVEMENT



STORM TROOPER
1" = 10"

*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

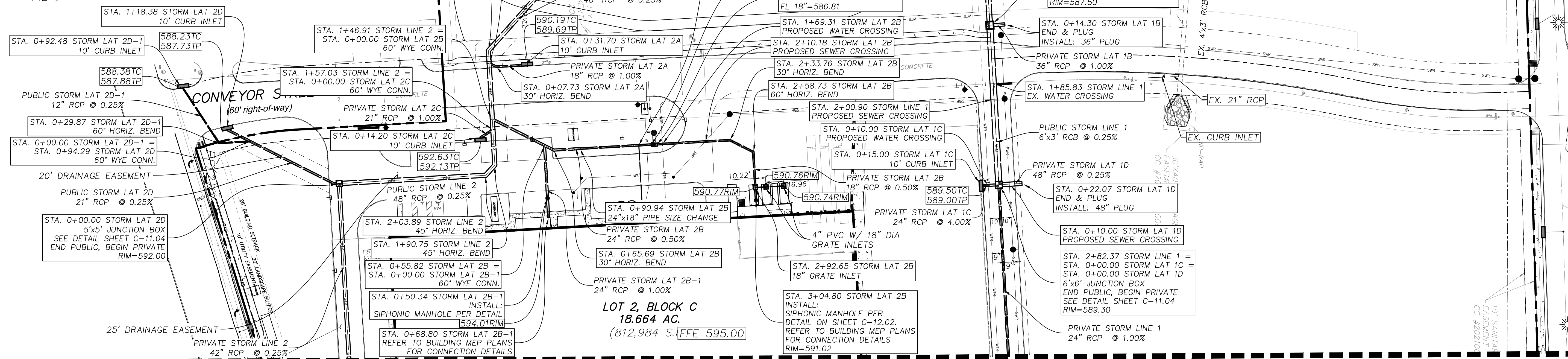
CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

REFER TO JUSTIN ROAD PLANS FOR JUSTIN ROAD INLETS

LOT 2, BLOCK B
4.639 AC.
(202,072 S.F.)

REFER TO TXDOT PLANS FOR STORM IMPROVEMENTS WITHIN TXDOT ROW



No.	DATE	REVISION	APPROVAL
5.			
4.			
3.			
2.			
1.			

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILGREET PLAZA DRIVE, SUITE 215
ROCKWALL, TEXAS 75087
Phone: (972) 460-7099
Fax: (972) 460-7098
Texas Engineer Registration No. 89
Texas Surveyor Registration No. 107866-00
Contractor License: Measurement & Inspection, Inc.

Professional Engineer Seal for William R. Winkelmann, License No. 120378, State of Texas, expires 02-25-2025.

STORM PLAN 1
I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX
IKEA @ ROCKWALL HEIGHTS

C-07.01