

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ALLEN FOODS, INCORPORATED, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE J. B. JONES SURVEY, ABSTRACT No. 125 AND IN THE J. A. RAMSEY SURVEY, ABSTRACT No. 186, BEING A PORTION OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED BY PLAT IN CABINET 'H', SLIDE 273-274, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T. 1), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER LANE (A 80' PUBLIC RIGHT-OF-WAY), BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 'B', ROCKWALL TECHNOLOGY PARK PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED BY PLAT IN CABINET 'E', SLIDE 306, P.R.R.C.T. 1,

THENCE NORTH 01°23'41" WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER LANE AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (65' PUBLIC RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

NORTHEASTERLY, AN ARC DISTANCE OF 422.95 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 25°18'33" AND A CHORD BEARING OF NORTH 75°45'14" EAST, 419.52 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC",

NORTH 88°24'29" EAST, A DISTANCE OF 961.61 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF DATA DRIVE (65' PUBLIC RIGHT-OF-WAY),

SOUTH 46°38'43" EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 42.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST END OF SAID CORNER CLIP,

THENCE SOUTH 01°41'55" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DATA DRIVE, A DISTANCE OF 1159.82 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER LANE AND THE WEST RIGHT-OF-WAY LINE OF SAID DATA DRIVE,

THENCE SOUTH 43°27'12" WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 42.31 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHWEST END OF SAID CORNER CLIP,

THENCE SOUTH 88°36'19" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER LANE, A DISTANCE OF 1377.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 38.932 ACRES (1,695,870 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RE-PLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE III 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE FINAL PLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE III HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I 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 ALSO UNDERSTAND THE FOLLOWING:

- NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE 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 EITHER 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 AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- 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.
- 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 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, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S MADE HEREIN.

OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A. E. MADSEN, 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.

* THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A. E. MADSEN, RPLS. NO. 5798 ON MARCH 25, 2015. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED. *

REGISTERED PUBLIC SURVEYOR NO. 5798

NOTES:

- ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
- 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 PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED BY PLAT IN CABINET E, SLIDES 305-306, P.R.R.C.T. 1, (N 01°23'41" W)
- ALL 1/2" IRON RODS SET OR FOUND WITH CAP STAMPED "WIER & ASSOC INC" UNLESS NOTED OTHERWISE.

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	288.90	S88°24'29"W	L31	90.94	S01°35'31"E
L2	168.68	S88°24'29"W	L32	126.58	N88°24'29"E
L3	128.19	S01°35'17"E	L33	128.19	N01°35'17"W
L4	101.23	N88°24'29"E	L34	458.81	S88°24'29"W
L5	186.71	N88°24'29"E	L35	269.51	S01°41'55"E
L6	104.03	N88°24'29"E	L36	74.61	S88°18'05"W
L7	15.00	S01°41'55"E	L37	144.27	N07°42'51"W
L8	121.22	S88°24'29"W	L38	49.78	N44°05'28"W
L9	63.26	S88°24'29"W	L39	88.00	N76°57'09"W
L10	54.50	S01°35'31"E	L40	68.05	N55°43'28"W
L11	15.00	S88°24'29"W	L41	55.54	S89°06'58"W
L12	54.50	N01°35'31"W	L42	56.70	N01°35'31"W
L13	37.62	N01°35'31"W	L43	521.80	S01°41'55"E
L14	54.50	S88°24'29"W	L44	82.28	S88°18'05"W
L15	15.00	N01°35'31"W	L45	20.00	S01°23'41"E
L16	54.50	N88°24'29"E	L46	190.98	S58°52'55"E
L17	54.50	S88°24'29"W	L47	69.91	S01°23'41"E
L18	15.00	N01°35'31"W	L48	868.12	N88°36'19"E
L19	54.50	N88°24'29"E	L49	507.97	N88°36'19"E
L20	60.00	N88°24'29"E	L50	368.51	N01°41'55"W
L21	6.39	N88°24'29"E	L51	24.00	N88°24'29"E
L22	128.19	N01°35'17"W	L52	60.00	N88°24'29"E
L23	21.22	N88°24'29"E	L53	27.81	S01°35'31"E
L24	128.19	S01°35'17"E	L54	15.00	N88°24'29"E
L25	229.49	N88°24'29"E	L55	27.81	N01°35'31"W
L26	29.39	N88°24'29"E	L56	190.21	N88°24'29"E
L27	97.15	N01°35'31"W	L57	65.39	S43°24'53"W
L28	36.82	N43°24'29"E	L58	75.61	S88°24'21"W
L29	21.21	N88°24'29"E	L59	75.62	N88°24'21"E
L30	45.61	S43°24'29"W	L60	65.39	N43°24'53"E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	20.00	31.42	20.00	S46°35'31"E	28.28
C2	90°00'00"	44.00	69.12	44.00	N46°35'31"W	62.23
C3	33°50'33"	44.00	25.99	13.39	N15°19'46"E	25.61
C4	26°07'37"	44.00	20.06	10.21	N75°20'41"E	19.89
C5	44°59'37"	39.07	30.68	16.18	S65°57'08"W	29.90
C6	90°00'00"	44.00	69.11	44.00	N43°24'29"E	62.23
C7	90°00'00"	44.00	69.12	44.00	S46°35'31"E	62.23
C8	90°00'00"	44.00	69.12	44.00	S43°24'29"W	62.23
C9	41°50'46"	63.00	46.01	24.09	N70°39'53"W	45.00
C10	41°51'01"	39.00	28.49	14.91	S70°40'00"E	27.86
C11	90°00'00"	20.00	31.42	20.00	N43°24'24"E	28.28
C12	90°00'00"	20.00	31.42	20.00	S46°35'29"E	28.28
C13	90°00'00"	20.00	31.42	20.00	N43°24'29"E	28.28
C14	90°00'00"	20.00	31.42	20.00	N46°35'31"W	28.28
C15	90°00'00"	20.00	31.42	20.00	N43°24'29"E	28.28
C16	44°59'37"	63.07	49.53	26.12	S65°56'17"W	48.27
C17	90°00'00"	20.00	31.42	20.00	N43°24'29"E	28.28
C18	90°00'00"	20.00	31.42	20.00	S46°35'31"E	28.28
C19	90°00'00"	20.00	31.42	20.00	S43°24'29"E	28.28
C20	19°18'33"	39.00	13.09	6.61	N59°21'17"W	13.03
C21	41°51'01"	63.00	46.02	24.09	S70°40'00"E	45.00
C22	0°00'00"	957.50	2.78	1.39	S88°19'31"W	2.78
C23	45°00'00"	63.00	49.48	26.10	S65°54'53"W	48.22
C24	44°59'28"	39.00	30.62	16.15	N65°54'37"E	29.84
C25	79°39'09"	39.00	54.22	32.52	S48°34'47"W	49.96
C26	89°59'51"	63.00	98.96	63.00	N43°24'25"E	89.09

NOTE:
THE PURPOSE OF THIS PLAT IS TO RELOCATE THE FIRE LANE AROUND BUILDING EXPANSION.

**RE-PLAT
LOT 2
BLOCK B,
ROCKWALL
TECHNOLOGY PARK
PHASE III**

BEING 38.932 ACRES OF LAND SITUATED IN THE J.B. JONES SURVEY, ABSTRACT NO. 125 AND THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLAND BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION _____ 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 ____ DAY OF _____, 2015.

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 ____DAY OF _____, 2015.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

OWNER:
ALLEN FOODS, INC.
GARY VOLOVNIK
1810 EAST RIDGE PIKE ROAD
NORRISTOWN, PA 19044
PH. 610-825-1140 EX 368