

LEGAL DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE J.M. ALLEN SURVEY, ABSTRACT No. 2, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 4, BLOCK 'C', ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, RECORDED BY PLAT IN CABINET E, SLIDES 329 AND 330, PLAT RECORDS, ROCKWALL, COUNTY, TEXAS (P.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRF WITH CAP STAMPED "WIER & ASSOC. INC." IN THE NORTH RIGHT-OF-WAY LINE OF OBSERVATION TRAIL (60' R.O.W.), BEING THE SOUTHEAST CORNER OF SAID LOT 4 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 3R, OF SAID BLOCK 'C',

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID OBSERVATION TRAIL AND THE SOUTH LINE OF SAID LOT 4 AS FOLLOWS:

S 89°12'27" W, 243.07 FEET TO A 1/2" IRF WITH CAP STAMPED "WIER & ASSOC. INC." BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.50 FEET,

ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 50°29'42", A CHORD BEARING N 65°32'42" W, 17.49 FEET, AND AN ARC LENGTH OF 18.07 FEET TO A 1/2" IRF WITH CAP STAMPED "WIER & ASSOC. INC." BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET,

ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 96°34'21", A CHORD BEARING N 88°35'01" W, 104.51 FEET, AND AN ARC LENGTH OF 117.99 FEET TO A 1/2" IRF WITH CAP STAMPED "WIER & ASSOC. INC." BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 4 AND ALSO BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 5, SAID BLOCK 'C',

THENCE N 46°52'51" W ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5, 573.27 FEET TO A 1/2" IRF WITH CAP STAMPED "WIER & ASSOC. INC." IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO THE HITT FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 1875, PAGE 238, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.D.C.T.), BEING THE NORTHWEST CORNER OF SAID LOT 5 AND ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PNEUMA VENTURES, LTD., RECORDED IN VOLUME 2924, PAGE 314, D.R.R.C.T.,

THENCE N 89°30'15" E ALONG THE NORTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF SAID HITT TRACT, 556.62 FEET TO A 1/2" IRF WITH CAP STAMPED "WIER & ASSOC. INC." BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 4 AND ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 3R,

THENCE ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 3R AS FOLLOWS:

S 00°29'45" E, 60.00 FEET TO A 1/2" IRF WITH CAP STAMPED "WIER & ASSOC. INC.",

N 89°30'15" E, 220.00 FEET TO A 1/2" IRF WITH CAP STAMPED "WIER & ASSOC. INC.",

S 00°47'33" E, 345.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.895 ACRES (213,252 SQUARE FEET) OF LAND.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 4, OF BLOCK C, ROCKWALL TECHNOLOGY PARK 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 purposes and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision 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. 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, inspection, 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 subdivision engineer shall bear total responsibility for storm drain design & the developer shall bear total responsibility for installation/construction of 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

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.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivisions 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.

Gregory Nixon  
Executive/CEO  
Rockwall Economic Development Corporation

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned, on this day personally appeared \_\_\_\_\_ Executive Director for Rockwall Economic Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_

OWNER:  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 E. INTERSTATE 30  
ROCKWALL, TEXAS 75087-0968  
( 972 ) 772-0025

NOTE:

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Gregg A.E. Madsen, RPLS do hereby certify that I prepared this plat from an actual and accurate survey of the land, on December 16, 2004 and that the corner monuments shown thereon were properly placed under my personal supervision.



Gregg A.E. Madsen, R.P.L.S.  
Texas Registration No. 5798

STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2005

By: \_\_\_\_\_

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

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 \_\_\_\_\_, 2005.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer, City of Rockwall

AMENDED REPLAT  
OF LOT 4, BLOCK C  
ROCKWALL  
TECHNOLOGY PARK  
BEING 4.895 ACRES OF LAND SITUATED IN  
THE J.M. ALLEN SURVEY, ABSTRACT NO.2,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PREPARED BY:  
WIA WIER & ASSOCIATES, INC.  
ENGINEERS SURVEYORS LAND PLANNERS  
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)67-7700  
4108 AMON CARTER BLVD. SUITE 200 FORT WORTH, TEXAS 76155 (817)355-9437

DATE: 12-21-2005  
FILE: REPLAT-LOT4BLKC-2.dwg  
W.A. No. 98041

SHEET 2 OF 2

RECORD DRAWING  
12/21/05

TIME: 10:02

Emphasis