

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **Rockwall Economic Development Corporation**, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, according to the deed recorded in Volume 1410, Page 247, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said tract being described as follows:

BEING 16.887 acres (735,625 square feet) of land in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; said 16.887 acres (735,625 square feet) of land being that certain described as Lot 2 and Lot 4, Block D, ROCKWALL TECHNOLOGY PARK (hereinafter referred to as Lot 2 and/or Lot 4), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 41, Plat Records, Rockwall County, Texas (P.R.R.C.T.); said 16.887 acres (735,625 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a PK Nail set for the Southwest corner of said Lot 4, same being the Northwest corner of that certain tract of land described as Lot 3, Block D, Rockwall Technology Park (hereinafter referred to as Lot 3), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 41, P.R.R.C.T., same being the existing East right-of-way line of Innovation Drive (60' right-of-way), as recorded in Drawer D, Page 175 and 176, P.R.R.C.T.;

THENCE North 00 degrees 48 minutes 08 seconds West with the common line between said Lot 4 and the existing East right-of-way line of said Innovation Drive, a distance of 519.41 feet to an "X" cut in concrete set for the beginning of a curve to the right, whose chord bears North 44 degrees 11 minutes 52 seconds East, a distance of 28.99 feet;

THENCE Northeasterly with the common line between said Lot 4 and the existing transition from the existing East right-of-way of said Innovation Drive to the existing South right-of-way line of Observation Trail (60' right-of-way), as recorded in Drawer D, Page 175 and 176, P.R.R.C.T. and with said curve to the right having a radius of 20.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 32.20 feet to an "X" cut in concrete;

THENCE North 89 degrees 11 minutes 52 seconds East with the common line between said Lot 4 and the existing South right-of-way line of said Observation Trail, a distance of 1043.89 feet to a one-half inch iron rod with plastic cap stamped "WIER" found for the Northeast corner of said Lot 4, same being the Northwest corner of that certain tract of land described as Lot 1, Block D, ROCKWALL TECHNOLOGY PARK (hereinafter referred to as Lot 1), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 391 & 392, P.R.R.C.T.;

THENCE South 00 degrees 48 minutes 08 seconds East, departing the existing South right-of-way line of said Observation Trail and with the common line between said Lot 1 and said Lot 4, passing at a distance of 367.70 feet, a corner for the Easterly Southeast corner of said Lot 4, same being the Northeast corner of said Lot 2 and continue with said course for a total distance of 735.65 feet to a one-half inch iron rod with plastic cap stamped "WIER" found for the existing Northerly right-of-way line of Discovery Boulevard (85' right-of-way), as recorded in Drawer D, Page 175 and 176, P.R.R.C.T., same also being the beginning of a non-tangent curve to the left, whose long chord bears South 70 degrees 11 minutes 33 seconds West, a distance of 328.21 feet;

THENCE Westerly continue with the common line between said Lot 2 and the existing Northerly right-of-way line of said Discovery Boulevard and with said curve to the left having a radius of 1142.50 feet, through a central angle of 16 degrees 31 minutes 00 seconds, for an arc distance of 329.35 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE South 61 degrees 56 minutes 03 seconds West continue with the common line between said Lot 2 and the existing Northerly right-of-way line of said Discovery Boulevard, a distance of 197.21 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Lot 2, same being the Easterly corner of the aforesaid Lot 3;

THENCE North 24 degrees 50 minutes 05 seconds West, departing the existing Northerly right-of-way line of said Discovery Boulevard and with the common line between said Lot 2 and said Lot 3, passing at a distance of 500.38 feet, a one-half inch iron rod found for the Northwest corner of said Lot 2, same being an angle point in the Southerly line of said Lot 4 and continue with said course for a total distance of 520.28 feet to a one-half inch iron rod with plastic cap stamped "RSCI 5034" found for the Northerly corner of said Lot 3, same being an angle point in the Southerly line of said Lot 4;

THENCE South 65 degrees 09 minutes 55 seconds West with the common line between said Lot 4 and said Lot 3, a distance of 201.88 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE South 89 degrees 11 minutes 52 seconds West continue with the common line between said Lot 4 and said Lot 3, a distance of 182.50 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 16.887 acres (735,625 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the **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 purpose 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, 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 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 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.

Rockwall Economic Development Corporation

By: Sheri Franza

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **Sheri Franza**, 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 144 day of April 2015

Notary Public in and for the State of Texas

02-25-2017

My Commission Expires

ELIZABETH A MCRAM

NOTARY FULLIC

STORY OF TO 10 26

Comm EQ 02/20/2017

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
04/21/2015 01:33:54 PM
\$100.00
20150000005359

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

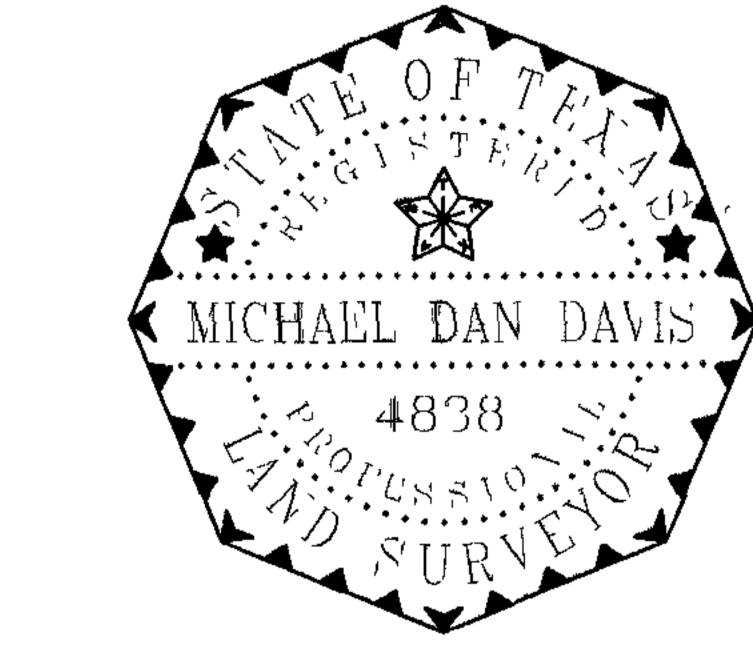
THAT I, Michael Dan Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

For: Bannister Engineering LLC

Michael Dan Davis

Registered Professional Land Surveyor

Texas Registration No. 4838



APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the

City Planning Director of the City of Rockwall on the 25 day of Library

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.

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

Director of Planning & Zoning

City Engineer (

1170

REPLAT

OF

ROCKWALL TECHNOLOGY PARK

LOT 5, LOT 6 AND LOT 7, BLOCK D

BEING A REPLAT OF LOT 2 AND LOT 4, BLOCK D, ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING 16.887 ACRES OUT OF JAMES M. ALLEN SURVEY, ABSTRACT NO. 2 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. <u>P2015-002</u>
SHEET 2 OF 2

PREPARED BY:

PROJECT NO. 112-14-03

OWNER/DEVELOPER

ROCKWALL ECONOMIC DEVELOPMENT

CORPORATION

P.O. BOX 968

ROCKWALL, TEXAS 75087

BANNISTER

ENGINEERING
1696 Country Club Drive
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823