

OWNERS CERTIFICATE

STATE OF TEXAS}

COUNTY OF ROCKWALL}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}

COUNTY OF ROCKWALL}

WHEREAS, KRT Enterprises, Inc. is the owner of a tract of land located in the J.M. Allen Survey, Abstract No. 2, situated in the City of Rockwall, Rockwall County, Texas, and embracing all of Lot 1, Block C of Rockwall Technology Park, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 215 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "PRECISE LAND SURVEYING" found for the southwest corner of said Lot 1, Block C, also lying on the north line of Observation Trail a 60.00 feet wide public right-of-way;

THENCE North 00 degree 47 minutes 55 seconds West along the west line of said Lot 1, Block C, a distance of 402.34 feet to a 1/2 inch iron rod with cap stamped "WEIR" found for the northwest corner of same;

THENCE North 89 degrees 30 minutes 15 seconds East along the north line of said Lot 1, Block C, a distance of 229.25 feet to a 1/2 inch iron rod with cap stamped "WEIR" found for the northeast corner of same, also lying on the west line of Technology Way a 60.00 feet wide public right-of-way;

THENCE South 00 degree 47 minutes 33 seconds East along the east line of said Lot 1, Block C, and the west line of said Technology Way, a distance of 380.66 feet to a 1/2 inch iron rod with cap stamped "WEIR" found at the northerly end of a corner clip for Technology Way;

THENCE South 44 degrees 12 minutes 27 seconds West along said corner clip, a distance of 28.99 feet to a 1/2 inch iron rod with cap stamped "WEIR" found on the south line of said Lot 1, Block C and the north line of the aforementioned Observation Trail;

THENCE South 89 degrees 12 minutes 27 seconds West, along the common line of said Lot 1, Block C and said Observation Trail, a distance of 208.70 feet to the Point of Beginning and containing 91,883 square feet or 2.109 acres of land.

I the undersigned owner of the land shown on this plat, and designated herein as the AMENDED PLAT NOLAN POWER BUILDING, LOT 1, BLOCK C to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public 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 Nolan Power Building 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:

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's West 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.

A m e n d e d R e p l a t
NOLAN POWER BUILDING

Lot 1, Block C
Rockwall Technology Park

BEING A 2.109 AC. TRACT OF LAND SITUATED IN THE

J.M. ALLEN SURVEY, ABST. NO. 2

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: KRT Enterprises, Inc.
 P.O. Box 103
 Rockwall, Texas 75087
 (214) 247-5155
 July 18, 2012

Surveyor: MADDOX SURVEYING
 P.O. Box 2109
 Forney, Texas 75126
 (972) 564-4416
 1"=30'

Engineer: F.C. CUNY CORP.
 #2 Horzka Ct.
 Heath, Texas 75032
 (469) 402-7700
 Sheet 2 of 2

OWNERS DEDICATION (continued)

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

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 _____.

Notary Public in and for the State of Texas

My Commission Expires: _____