

LEGAL DESCRIPTION

WHEREAS Rockwall Economic Development Corporation is the sole owner of a 29.422 Acre tract of land being a portion of Block D of the Rockwall Technology Park Addition to the City of Rockwall, Rockwall County, State of Texas, according to the plat recorded in Drawer D, Pages 175 & 176, Plat Records, Rockwall County, Texas and Volume 1714, Page 63, Deed Records, Rockwall County, Texas. Said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the most Southerly Southwest corner of said Block D, lying on the Northerly Right-of-way line of Discovery Boulevard (85 foot right-of-way) as recorded per said plat,

THENCE N 73°03' 22" W, 28.99 feet along the Southwest property line of said Block D to a 1/2 inch iron rod found in the Easterly Right-of-Way line of Innovation Drive (60 foot wide Right-of-Way), as shown by said plat,

THENCE along the Easterly Right-of-Way line of said Innovation Drive as follows:

N 28°03' 22" W, 146.52 feet to a 1/2 inch iron rod found at the beginning of a curve to the right, Northwesterly 413.98 feet along said curve to the right having a radius of 870.00 feet, a central angle of 27°15' 49" and a chord bearing N 14°25' 28" W, 410.09 feet to a 1/2 inch iron rod found at the end of said curve,

N 00°47' 33" W, 574.40 feet to a 1/2 inch iron rod found at the beginning of a curve to the right, Northeasterly 32.20 feet along said curve to the right having a radius of 20.50 feet and a central angle of 90°00'00" and a chord bearing of N 44°12' 27" E, 28.99 feet to a 1/2 inch iron rod found at the end of said curve,

THENCE along the Southerly Right-of-Way line of Observation Trail (a 60 foot wide Right-of-Way), as recorded per said plat, as follows:

N 89°12' 27" E, 1438.39 feet to a 1/2 inch iron rod found at the beginning of a curve to the right, Southeasterly 32.20 feet along said curve to the right having a radius of 20.50 feet, a central angle of S 90°00' 00" E and a chord bearing of S 45°47' 28" E 28.99 feet to a 1/2 inch iron rod found at the end of said curve,

THENCE along the Westerly Right-of-way line of Science Place, (a 60 foot wide Right-of-Way) as recorded per said plat as follows:

S 00°47' 33" E, 674.62 feet to a 1/2 inch iron rod found in the Easterly Right-of-Way line of said Science Place,

S 44°12' 27" W, 28.99 feet to a 1/2 inch iron rod found in the Northerly Right-of-Way line of said Discovery Boulevard

THENCE along the North Right-of-Way line of said Discovery Boulevard as follows:

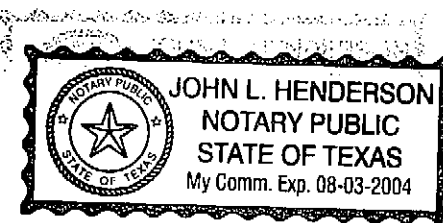
S 89°12' 27" W, 181.45 feet to a 1/2 inch iron rod found at the beginning of a curve to the left, Southwesterly 543.65 feet along said curve to the left having a radius of 1142.50 feet and a central angle of 27°15' 49" and a chord bearing of S 75°34' 32" W 538.53 feet to a 1/2 inch iron rod found at the end of said curve,

THENCE S 61°56' 38" W, 633.01 feet to the PLACE OF BEGINNING containing 29.422 Acres (1,281,622 square feet) of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN P. WIER, RPLS 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.



STATE OF TEXAS COUNTY OF TARRANT

This instrument was acknowledged before me on the 27 day of FEBRUARY 2001

By: JOHN L. HENDERSON

John L. Henderson Notary Public in and for the State of Texas

8-3-2004 My Commission Expires:

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.

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 BLOCKS A, B, C, D and E, 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.

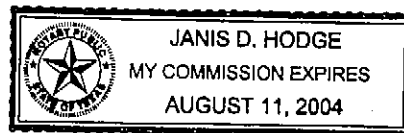
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivisions upon the public services required in order that the development will comport with the present and future growth needs of the City, we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Pamela J. Mundo Executive Director Rockwall Economic Development Corporation

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned, on this day personally appeared PAMELA J. MUNDO 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 5th day of March, 2001. James D. Hodge Notary Public in and for the State of Texas My Commission Expires Aug. 11, 2004



OWNER:

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

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RECOMMENDED FOR FINAL APPROVAL

9. Cathy Runkle 3/20/01 Planning And Zoning Commission Date

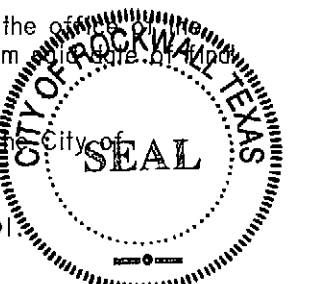
APPROVED

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 Rockwall on the 19 day of March, 2001.

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 the date of approval.

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

WITNESS OUR HANDS, this 12th day of March, 2001. Scott L. Self Mayor, City of Rockwall Belinda Page City Secretary City of Rockwall



AMENDED REPLAT LOT 1 and LOT 2 BLOCK D ROCKWALL TECHNOLOGY PARK

BEING 29.422 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 BELLWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700 4108 AMON CARTER BLVD. SUITE 200 FORT WORTH, TEXAS 76155 (817)355-9437

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Rockwall Tech Park

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