

LEGAL DESCRIPTION

WHEREAS Rockwall Economic Development Corporation and Falcon Fine Wire & Wire Products, Inc., the sole owners of a 16.125 Acre tract of land being a portion 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 at the Southwest corner of said Rockwall Technology Park Addition lying on the north right-of-way line of State Highway No. 276, said point also being the Southeast corner of a tract of land conveyed to Allen D. Anderson as recorded in Volume 1093, Page 191, Deed Records Rockwall County, Texas;

THENCE N 01°33'29" W, 800.07 feet along the West property line of said Rockwall Technology Park Addition to a 1/2 inch iron rod set at the Northwest corner of Block B and lying in the South Right-of-way line of Discovery Boulevard (85 foot wide right-of-way), as shown by said Rockwall Technology Park Addition plat;

THENCE along the South right-of-way line of said Discovery Boulevard, as follows:

N 89°12'27" E, 73.97 feet to a 1/2 inch iron rod set at the beginning of a curve to the left;

Northeasterly 543.65 feet along said curve to the left having a radius of 1142.50 feet, a central angle of 27°15'49" and a chord bearing N 75°34'37" E, 538.54 feet to a 1/2 inch iron rod set at the end of said curve;

N 61°56'38" E, 5.39 feet to a 1/2 inch iron rod set;

S 73°03'22" E, 28.99' to a 1/2 inch iron rod set at the intersection of South right-of-way line of said Discovery Boulevard with West right-of-way line of Innovation Drive (60 foot wide right-of-way), as shown by said Rockwall Technology Park Addition plat;

THENCE along the West right-of-way line of said Innovation Drive as follows:

S 28°03'22" E, 400.43 feet to a 1/2 inch iron rod set at the beginning of a curve to the right;

Southeasterly 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 S 14°25'28" E, 410.09 feet to a 1/2 inch iron rod set at the end of said curve;

S 00°47'33" E, 36.07 feet to a 1/2 inch iron rod set;

S 06°19'57" W, 131.01 feet to a 1/2 inch iron rod set, said point also lying in the North right-of-way line of State Highway No. 276;

THENCE S 89°12'27" W, 882.88 feet to the PLACE OF BEGINNING, containing 16.125 Acres (702,405 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.

Signature of John P. Wier, Registered Professional Land Surveyor No. 2296



Signature of John P. Wier dated 12-14-99

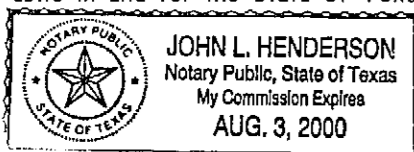
STATE OF TEXAS COUNTY OF TARRANT

This instrument was acknowledged before me on the 14 day of DECEMBER 1999

By: JOHN L. HENDERSON

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

AUG. 3, 2000 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 this 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 herein 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:

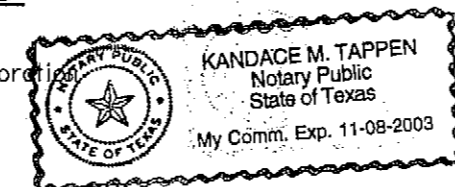
- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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.

Signature of 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 16th day of December, 1999.

Signature of Notary Public in and for the State of Texas, My Commission Expires 11-8-2003

OWNER: FALCON FINE WIRE & WIRE PRODUCTS, INC. 2462 MERRITT DRIVE GARLAND, TEXAS 75041 (972) 278-2044

Volume 1714, Page 63 D.R.R.C.T.

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

Volume 01410, Page 00247 D.R.R.C.T.

RECOMMENDED FOR FINAL APPROVAL

Signature of Planning And Zoning Commission, Date 1-11-00

APPROVED

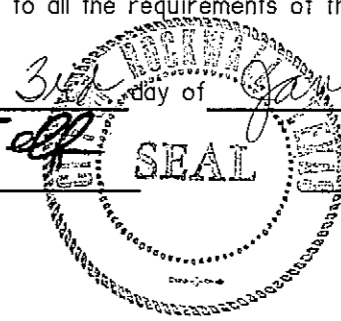
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City Rockwall on the 18 day of Oct, 1999.

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 3rd day of January, 2000, 1999.

Signature of Scott L. Self, Mayor, City of Rockwall; Signature of Belinda Page, City Secretary City of Rockwall



NOTE: THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE BLOCK "B" AND TO PLACE TXU EASEMENTS IN SEVERAL LOCATIONS THROUGHOUT THE ROCKWALL TECHNOLOGY PARK.

REPLAT LOT 1 & LOT 2 BLOCK B ROCKWALL TECHNOLOGY PARK

BEING 16.125 ACRES OF LAND SITUATED IN THE J.M. ALLEN SURVEY, ABSTRACT NO.2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PREPARED BY: WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS 4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700 4108 AMON CARTER BLVD. SUITE 200 FORT WORTH, TEXAS 76155 (817)355-9437