

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTES

BEING ALL OF LOTS 3 & 6, BLOCK A, ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, RECORDED BY PLAY IN CABINET E, SLIDES 262-264, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (85' WIDTH PUBLIC RIGHT-OF-WAY), AND THE WEST RIGHT-OF-WAY LINE OF F.M. 549 (A 110' WIDTH PUBLIC RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF SAID LOT 3, FROM WHICH A 1/2" IRON ROD BEARS N 63°38'01" W, 0.22 FEET,

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 549 AS FOLLOWS:

S 02°06'33" E A DISTANCE OF 860.03 FEET TO A 1/2" IRON ROD SET STAMPED "WIER & ASSOC INC",

S 01°36'55" E, A DISTANCE OF 428.73 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "DAI", BEING THE NORTHEAST CORNER OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF SAID F.M. 549 AND THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 276 (A 120' WIDTH PUBLIC RIGHT-OF-WAY),

THENCE S 42°16'22" W, ALONG SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 116.88 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DAI" IN THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 276,

THENCE S 89°12'25" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 276, A DISTANCE OF 577.72 FEET TO A 5/8" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK A, AND BEING THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK A,

THENCE NORTH, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 276, A DISTANCE OF 364.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST CORNER OF SAID LOT 5 AND BEING IN THE SOUTH LINE OF SAID BLOCK A,

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 146.53 FEET TO A 5/8" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID LOT 4,

THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 595.49 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST CORNER OF SAID LOT 4,

THENCE S 75°33'09" W, A DISTANCE OF 200.94 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 34°22'08", A CHORD BEARING OF S 58°22'05" W, 8.86 FEET, AND AN ARC LENGTH OF 9.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC",

THENCE S 41°11'01" W, A DISTANCE OF 68.65 FEET TO A 1/2" IRON ROD FOUND STAMPED "WIER & ASSOC INC" IN THE EAST RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (A 60' WIDTH PUBLIC RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT,

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE AS FOLLOWS:

ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 46°22'57", A CHORD BEARING OF N 42°24'11" W, 47.26 FEET, AND AN ARC LENGTH OF 48.57 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT,

ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.50 FEET, A DELTA ANGLE OF 51°08'47", A CHORD BEARING OF N 40°01'15" W, 17.70 FEET, AND AN ARC LENGTH OF 18.30 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC",

N 14°26'51" W, A DISTANCE OF 18.67 FEET TO AN "X" CUT FOUND IN CONCRETE BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, AS RECORDED BY PLAT IN CABINET D, SLIDE 393, P.R.R.C.T.,

THENCE N 75°33'09" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 370.56 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL", BEING THE SOUTHEAST CORNER OF SAID LOT 1,

THENCE N 00°47'33" W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 373.72 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DAI", BEING THE IN SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD,

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

N 89°12'27" E, A DISTANCE OF 271.04 FEET TO AN "X" CUT FOUND IN CONCRETE,

S 86°55'21" E, A DISTANCE OF 136.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.440 ACRES (716, 112 SQUARE FEET) OF LAND.

THE PURPOSE OF THIS DOCUMENT IS TO REDEFINE THE BOUNDARY LINE BETWEEN LOTS 3 & 6, BLOCK A, ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS RECORDED BY PLAT IN CABINET E, SLIDES 262-264, P.R.R.C.T.

OWNER: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION 697 EAST INTERSTATE 30 P.O. BOX 968 ROCKWALL, TEXAS 75087 (972) 772-0025

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RE-PLAT FOR LOT 7 & LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK 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. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE RE-PLAT FOR LOT 7 & LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK 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 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.

I 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, I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

Sheri Franza
OWNER



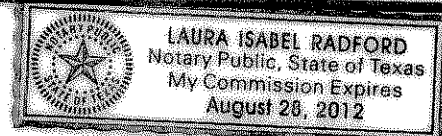
STATE OF TEXAS
COUNTY OF ROCKWALL

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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 10th DAY OF December, 2008. Cher Bullard NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: June 15, 2009

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 5th DAY OF December, 2008. Laura Isabel Radford NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 8/28/2012

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, 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.

Gregg A. E. Madsen 12/5/08
REGISTERED PUBLIC SURVEYOR NO. 5798



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 OF ROCKWALL ON THE 17th DAY OF December, 2008.

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.

Robert L. Lujan 12-17-08
DIRECTOR OF PLANNING
Chuck Todd 12-16-08
CITY ENGINEER

AMENDED RE-PLAT
LOT 7 & LOT 8,
BLOCK A,
ROCKWALL
TECHNOLOGY PARK

BEING A REPLAT OF LOT 3 & LOT 6 OF BLOCK "A" AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 16.440 ACRES OF LAND LOCATED 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
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000
www.WierAssociates.com

DATE: 11-25-2008 FILE: 9804IRP-LOT7&8BLKA-PG2.dwg W.A. No. 98041