

LEGAL DESCRIPTION

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION IS THE OWNER OF A 41.491 ACRE TRACT OF LAND LOCATED IN J.M. ALLEN SURVEY, ABSTRACT NUMBER 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF AN AMENDED REPLAT OF THE REMAINDER OF BLOCK A OF ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 175 & 176 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 276 FOR THE MOST WESTERLY SOUTHEAST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 89 DEGREES 12 MINUTES 27 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 276 A DISTANCE OF 1352.65 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." IN THE EAST RIGHT-OF-WAY LINE OF INNOVATION DRIVE FOR THE SOUTHWEST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 07 DEGREES 55 MINUTES 03 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE A DISTANCE OF 131.01 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER;

THENCE NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE A DISTANCE OF 36.07 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING NORTH 09 DEGREES 12 MINUTES 28 SECONDS WEST, A DISTANCE OF 272.21 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE AN ARC DISTANCE OF 442.53 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER;

THENCE NORTH 28 DEGREES 03 MINUTES 22 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID INNOVATION DRIVE A DISTANCE OF 400.43 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 16 DEGREES 56 MINUTES 38 SECONDS EAST A DISTANCE OF 28.99 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD FOR THE MOST EASTERLY NORTHWEST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 61 DEGREES 56 MINUTES 38 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD A DISTANCE OF 633.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1057.50 FEET, AND A CHORD BEARING NORTH 67 DEGREES 21 MINUTES 09 SECONDS EAST, A DISTANCE OF 199.36 FEET

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AN ARC DISTANCE OF 199.65 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR A NORTHERN CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 60 DEGREES 50 MINUTES 35 SECONDS EAST A DISTANCE OF 29.69 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." IN THE WEST RIGHT-OF-WAY LINE OF RESEARCH CIRCLE FOR A NORTHERN CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 14 DEGREES 26 MINUTES 51 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE A DISTANCE OF 448.08 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.05 FEET AND A CHORD BEARING SOUTH 11 DEGREES 07 MINUTES 33 SECONDS WEST, A DISTANCE OF 17.70 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE WEST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE AN ARC DISTANCE OF 18.30 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING NORTH 75 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 75.28 FEET;

THENCE ALONG SAID CURVE TO THE LEFT WITH THE MOST SOUTHERLY RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE, PASSING AT A DISTANCE OF 247.05 FEET A 5/8-INCH IRON ROD FOUND, AND CONTINUING ALONG SAID CURVE TO THE LEFT A TOTAL ARC DISTANCE OF 295.62 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.50 FEET AND A CHORD BEARING NORTH 40 DEGREES 01 MINUTES 16 SECONDS WEST, A DISTANCE OF 17.70 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT WITH THE EAST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE AN ARC DISTANCE OF 18.30 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 14 DEGREES 26 MINUTES 51 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID RESEARCH CIRCLE A DISTANCE OF 18.67 FEET TO AN "X" CUT SET AT THE SOUTHWEST CORNER OF LOT 1 OF ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 393 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 75 DEGREES 33 MINUTES 09 SECONDS EAST WITH THE SOUTH LINE THEREOF A DISTANCE OF 370.56 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ELL CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST WITH THE EAST LINE OF SAID LOT 1 A DISTANCE OF 373.72 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD FOR A NORTHERN CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE NORTH 89 DEGREES 12 MINUTES 27 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD A DISTANCE OF 271.04 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 86 DEGREES 55 MINUTES 21 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD A DISTANCE OF 136.78 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 549 FOR THE NORTHEAST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 02 DEGREES 06 MINUTES 33 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 549 A DISTANCE OF 860.09 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR CORNER;

THENCE SOUTH 01 DEGREES 36 MINUTES 55 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 549 A DISTANCE OF 428.79 FEET TO A 1/2-INCH CAPPED IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC., INC." FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID ROCKWALL TECHNOLOGY PARK;

THENCE SOUTH 42 DEGREES 16 MINUTES 22 SECONDS WEST A DISTANCE OF 116.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 41.491 ACRES OF LAND.

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 LOT 4 & 5, OF BLOCK A, 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.

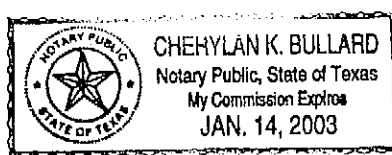
We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivisions upon the public services required in order that the development will comport with the present and future growth needs of the City, we, our successors and assigns hereby waive any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

[Signature: P. Mundo]
P. 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 10 day of January, 2003.
[Signature: Cheryl K Bullard]
Cheryl K Bullard
Notary Public in and for the State of Texas
My Commission Expires 1/14/03



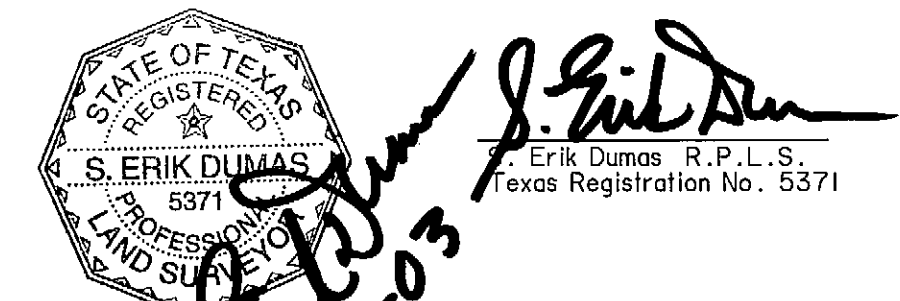
NOTE:

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, S. ERIK DUMAS, RPLS do hereby certify that I prepared this plat from an actual and accurate survey of the land, on October 2, 2002 and that the corner monuments shown thereon were properly placed under my personal supervision.



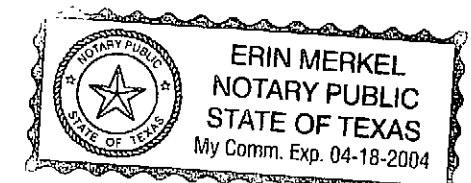
STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on the 8th day of January, 2003

By: [Signature: Erin Merkel]

[Signature: Erin Merkel]
Notary Public in and for the State of Texas

4-18-04
My Commission Expires



RECOMMENDED FOR FINAL APPROVAL

[Signature: Ross L. Vansly] 14 January 2003
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 18 day of November, 2002.

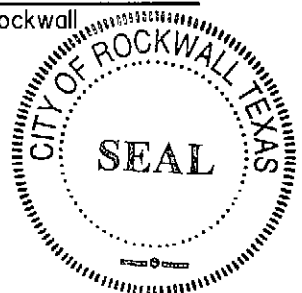
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 10th day of January 2003

[Signature: Dorothy Brooks]
Dorothy Brooks
City Secretary City of Rockwall

[Signature: Chuck Todd]
Chuck Todd
Mayor, City of Rockwall
1-10-03



AMENDED REPLAT  
OF THE REMAINDER OF  
BLOCK A

ROCKWALL  
TECHNOLOGY PARK

BEING 41.491 ACRES OF LAND SITUATED IN  
THE J.M. ALLEN SURVEY, ABSTRACT NO. 2,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

FILED FOR RECORD  
ROCKWALL CO. TEXAS

03 JAN 15 PM 12:39

PAULETTE BURKS  
CO. CLERK

BY: [Signature] DEPUTY

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

DATE: 01-07-2003  
FILE: REPLT-A-4A84pg3.dwg  
W.A. No. 98041

SHEET 3 OF 3

TIME: 9:29