

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE J.M. ALLEN SURVEY, ABSTRACT NO. 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF BLOCK A OF THE REPLAT OF LOT 1 AND LOT 2, BLOCK B OF ROCKWALL TECHNOLOGY PARK ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET D, SLIDE 175, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A POINT ON THE SOUTHERLY LINE OF DISCOVERY BOULEVARD (AN 85' R.O.W.), SAID POINT BEING NORTH 31°56'53" EAST, A DISTANCE OF 29.69 FEET FROM A POINT ON THE EASTERLY LINE OF RESEARCH CIRCLE (A 60' R.O.W.), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°51'49" AND A RADIUS OF 1057.50 FEET;

AROUND SAID CURVE, AN ARC DISTANCE OF 200.51 FEET TO A POINT;

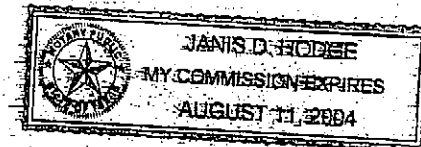
THENCE, NORTH 89°12'27" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF DISCOVERY BOULEVARD, A DISTANCE OF 246.10 FEET TO A POINT;

THENCE, SOUTH 00°47'33" EAST, LEAVING THE SOUTHERLY LINE OF DISCOVERY BOULEVARD, A DISTANCE OF 373.72 FEET TO A POINT;

THENCE, SOUTH 75°33'09" WEST, A DISTANCE OF 370.57 FEET TO A POINT ON THE EASTERLY LINE OF RESEARCH CIRCLE;

THENCE, NORTH 14°26'51" WEST, ALONG THE EASTERLY LINE OF SAID RESEARCH CIRCLE, A DISTANCE OF 429.42 FEET TO A CORNER CLIP;

THENCE, NORTH 31°56'53" EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 29.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES OF LAND.



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 LOT 1, BLOCK A OF ROCKWALL TECHNOLOGY PARK subdivision an addition to the City of Rockwall, Rockwall County, 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 LOT 1, BLOCK A OF 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

Pamela J. Mundo, Executive Director
OWNER: Rockwell Economic Development Corporation

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Pamela J. Mundo 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 7th day of March, 2001

Janis D. Hodge
Notary Public in and for the State of Texas My Commission Expires: Aug 11, 2004

Signature of Party with Mortgage or Lien Interest

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 _____, 2001

Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2062

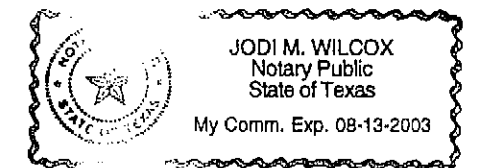


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 7th day of March, 2001

Jodi M. Wilcox
Notary Public in and for the State of Texas My Commission Expires: 8-13-2003



RECOMMENDED FOR FINAL APPROVAL

J. Carl Rankin 3/20/01
Planning And Zoning Commission Date

APPROVED

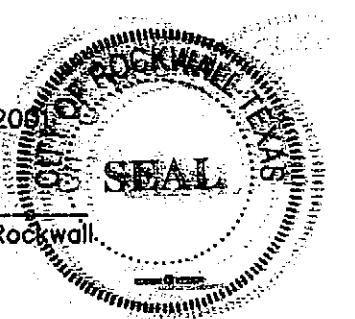
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of November, 2000

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 20th day of March, 2001

Belinda Page
Mayor, City of Rockwall City Secretary City of Rockwall



County Judge

FINAL PLAT
REPLAT OF PART OF BLOCK A
4.00 AC.
LOT 1, BLOCK A OF
ROCKWALL TECHNOLOGY PARK
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0042VERB DOUPHRADE & ASSOCIATES, INC.
DATE: DEB 2000
SCALE: _____
DRAWN: D.L.B.
CHK'D: W.L.D.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

Rockwall Tech Park