

LEGAL DESCRIPTION

WHEREAS Rockwall Economic Development Corporation is the sole owner of a 22.663 Acre tract of land being a portion of Block C of the Rockwall Technology Park, City of Rockwall, Rockwall County, State of Texas, according to the plat recorded in Cabinet E, Slides 215 & 216, Plat 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 Southwest corner of said Block C, lying on the Northerly Right-of-Way line of Discovery Boulevard (85 foot Right-of-Way),
THENCE N 01°33'29" W, 1767.96 feet along the Western property line of said Block C, departing said Right-of-Way of Discovery Boulevard to a 1/2 inch iron rod found at the Northwest corner of said Block C,
THENCE N 89°30'15" E, 976.32 feet along the Northern property line of said Block C to a 1/2 inch iron rod found at the Northwest corner of Lot 2, of said Block C,
THENCE S 00°47'33" E, 404.02 feet along the Western line of said Lot 2 to a 1/2 inch iron rod found at the Southwest corner of said Lot 2 and also lying on the northerly Right-of-Way line of Observation Trail (60 foot Right-of-Way),
THENCE along the said Northern Right-of-Way line of Observation Trail as follows:
S 89°12'27" W, 443.07 feet to a 1/2 inch iron rod found at the beginning of a curve to the right,
Northwesterly 18.07 feet along said curve to the right having a radius of 20.50 feet, a central angle of 50°29'42" and a chord bearing of N 65°32'42" W 17.49 feet to a 1/2 inch iron rod found at the end of said curve and the beginning of a curve to the left,
Southwesterly 233.34 feet along said curve to the left having a radius of 70.00 feet, a central angle of 190°59'25" and a chord bearing of S 44°12'27" W 139.36 feet to a 1/2 inch iron rod found at the end of said curve and the beginning of a curve to the right,
Southeasterly 18.07 feet along said curve to the right having a radius of 20.50 feet, a central angle of 50°29'42" and a chord bearing of S 26°02'24" E 17.49 feet to a 1/2 inch iron rod found at the end of said curve and lying on the Westerly Right-of-Way line of Innovation Drive (60 foot Right-of-Way) as recorded per said plat,
THENCE along the Westerly Right-of-Way line of said Innovation Drive as follows:
S 00°47'33" E, 548.00 feet to a 1/2 inch iron rod found at the beginning of a curve to the left,
Southeasterly 442.53 feet along said curve to the left having a radius of 930.00 feet, a central angle of 27°15'49" and a chord bearing of S 14°25'28" E 438.37 feet to a 1/2 inch iron rod found at the end of said curve,
S 28°03'22" E, 146.51 feet to a 1/2 inch iron rod,
S 16°13'01" W, 28.65 feet to a 1/2 inch iron rod lying on the Northerly Right-of-Way line of Discovery Boulevard,
THENCE along the Northerly Right-of-Way line of Discovery Boulevard as follows:
S 61°56'38" W, 5.89 feet to a 1/2 inch iron rod found at the beginning of a curve to the right,
Southwesterly 503.20 feet along said curve to the right having a radius of 1057.50 feet, a central angle of 27°15'49" and a chord bearing of S 75°34'32" W 498.47 feet to a 1/2 inch iron rod found at the end of said curve,
S 89°12'27" W, 75.11 feet to the POINT OF BEGINNING containing 22.663 Acres (987,202 square feet) of land, more or less.

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 May 12, 2003 and that the corner monuments shown thereon were properly placed under my personal supervision.

Notary seal for S. Erik Dumas, State of Texas, Notary Public, Commission Expires 5/12/03.

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the ___ day of ___ 2003

By: _____

Notary Public in and for the State of Texas

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 63-54.

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 BLOCK C, Lots 3-7 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.

Gene Burton
Board President
Rockwall Economic Development Corporation

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned, on this day personally appeared GENE BURTON Board President 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 12 day of May, 2003.
Notary Public in and for the State of Texas
My Commission Expires Feb 14, 2007

JACOB PAUL ROYER
Notary Public, State of Texas
My Commission Expires February 14, 2007

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
Planning And Zoning Commission
19 May 2003
Date

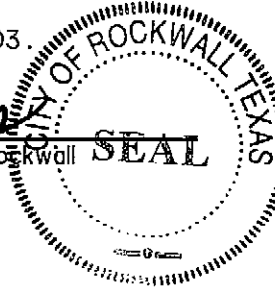
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City Rockwall on the 3 day of March, 2003.

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 4th day of June, 2003.

Mayor, City of Rockwall
City Secretary City of Rockwall
City Engineer



REPLAT OF LOT 3 BLOCK C
ROCKWALL TECHNOLOGY PARK
BEING 22.663 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
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4108 AMON CARTER BLVD. SUITE 200 FORT WORTH, TEXAS 76155 (817)355-9437