

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 A TRACT OF LAND LOCATED IN THE J.M. ALLEN SURVEY, ABSTRACT No. 2, ROCKWALL COUNTY, TEXAS, BEING ALL OF BLOCK E, ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, RECORDED BY PLAT IN CABINET D, SLIDES 175 AND 176, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF SAID BLOCK E, BEING THE NORTHWEST CORNER OF THE INTERSECTION OF DISCOVERY BOULEVARD (A VARIABLE WIDTH R.O.W.) AND F.M. 549 (A VARIABLE WIDTH R.O.W.),

THENCE ALONG THE SOUTH LINE OF SAID BLOCK E AND THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

S 85°20'14" W, A DISTANCE OF 136.10 FEET TO AN X-CUT FOUND IN A CONCRETE WALK,

S 89°12'27" W, A DISTANCE OF 234.68 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF A CORNER CLIP AT THE INTERSECTION OF SAID DISCOVERY BOULEVARD AND SCIENCE PLACE (60' PUBLIC R.O.W.),

THENCE N 45°47'33" W, ALONG SAID CORNER CLIP, A DISTANCE OF 28.99 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE EAST RIGHT-OF-WAY LINE OF SAID SCIENCE PLACE,

THENCE ALONG THE WEST LINE OF SAID BLOCK E AND THE EAST RIGHT-OF-WAY LINE OF SAID SCIENCE PLACE AS FOLLOWS:

N 00°47'33" W, A DISTANCE OF 648.22 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT,

ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 18.07 FEET, HAVING A RADIUS OF 20.50 FEET, A DELTA ANGLE OF 50°29'45", A CHORD BEARING AND DISTANCE OF N 24°27'17" E, 17.49 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT,

ALONG SAID REVERSE CURVE TO THE LEFT AN ARC LENGTH OF 233.34 FEET, HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 190°59'25", A CHORD BEARING AND DISTANCE OF N 45°47'33" W, 139.36 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC", BEING IN THE NORTH RIGHT-OF-WAY LINE OF OBSERVATION TRAIL (60' PUBLIC R.O.W.) AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT,

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF OBSERVATION TRAIL AS FOLLOWS:

ALONG SAID REVERSE CURVE TO THE RIGHT AND THE NORTH RIGHT-OF-WAY LINE OF OBSERVATION TRAIL AN ARC LENGTH OF 18.07 FEET, HAVING A RADIUS OF 20.50 FEET, A DELTA ANGLE OF 50°29'43", A CHORD BEARING AND DISTANCE OF S 63°57'36" W, 17.49 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC",

S 89°12'27" W, A DISTANCE OF 308.67 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF A CORNER CLIP AT THE INTERSECTION OF OBSERVATION TRAIL AND TECHNOLOGY WAY (60' PUBLIC R.O.W.),

THENCE N 45°47'33" W, ALONG SAID CORNER CLIP, A DISTANCE OF 28.99 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE EAST RIGHT-OF-WAY LINE OF TECHNOLOGY WAY (60' PUBLIC R.O.W.),

THENCE N 00°47'33" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TECHNOLOGY WAY, A DISTANCE OF 380.35 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHWEST CORNER OF BLOCK E AND BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO THE HITT FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 1875, PAGE 238, D.R.R.C.T.,

THENCE N 89°30'15" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID TECHNOLOGY WAY AND ALONG THE SOUTH LINE OF SAID HITT TRACT A DISTANCE OF 818.62 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC", BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 549, FROM WHICH A 1/2" IRF WITH A CAP STAMPED "DAI" BEARS N 86°46'21" W, 3.17 FEET, AND A 1/2" IRF WITH CAP STAMPED "RSCIRPLS5034" BEARS N 87°08'32" E, 1.23 FEET,

THENCE S 01°12'28" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 549, A DISTANCE OF 1163.07 FEET THE PLACE OF BEGINNING AND CONTAINING 14.274 ACRES (621,779 SQUARE FEET) OF LAND.

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

1. THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE BLOCK E, ROCKWALL TECHNOLOGY PARK, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS RECORDED BY PLAT IN CABINET D, SLIDES 175 & 176, P.R.R.C.T.

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 LOTS 1, 2, & 3 BLOCK E, 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 BLOCK E, 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 MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gregg A. E. Madsen, 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 29th DAY OF January, 2009.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 8/28/2012

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gregg A. E. Madsen, 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 29th DAY OF January, 2009.

Laura Isabel Radford, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 THEREFOR 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 1/29/09
REGISTERED PUBLIC SURVEYOR NO. 5798



RECOMMENDED FOR FINAL APPROVAL
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 PLANNING DIRECTOR OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, 20__.

REPLAT
LOTS 1, 2, & 3,
BLOCK E,
ROCKWALL
TECHNOLOGY PARK

BEING A REPLAT OF BLOCK "E"
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 14.274 ACRES OF LAND LOCATED IN THE J.M. ALLEN SURVEY, ABSTRACT No. 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
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 SHEET 2 OF 2

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