

PLANNING AND ZONING CASE CHECKLIST

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

P&Z CASE # <u>P0016-00</u> 4 P&Z DAT	E	CC DATE
APPROVED/DENIED ARB DATE	HPAB DA	ATE PARK BOARD DATE
ZONING APPLICATION SPECIFIC USE PERMIT ZONING GUANGE	8	☐ COPY OF ORDINANCE (ORD.#) ☐ APPLICATIONS
☐ ZONING CHANGE ☐ PD CONCEPT PLAN ☐ PD DEVELOPMENT PLAN	Si Si	☐ RECIEPT ☐ LOCATION MAP ☐ HOA MAP ☐ PON MAP ☐ FLU MAP
		□ NEWSPAPTER PUBLIC NOTICE□ 500-FT. BUFFER PUBLIC NOTICE
SITE PLAN APPLICATION SITE PLAN LANDSCAPE PLAN TREESCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES COLOR RENDERING		□ PROJECT REVIEW □ STAFF REPORT □ CORRESPONDENCE □ COPY-ALL PLANS REQUIRED □ COPY-MARK-UPS □ CITY COUNCIL MINUTES-LASERFICHE □ MINUTES-LASERFICHE □ PLAT FILED DATE
		NOTES:
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT ADMINISTRATIVE/MINOR PLAT		
☐ VACATION PLAT ☐ LANDSCAPE PLAN ☐ TREESCAPE PLAN		ZONING MAP UPDATED



Notary Public in and for the State of Texas

DEVELOPM IT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

- STAFF USE ON'		2- 00
PLANNING &	NG CASE NO.	P3018-00p
NOTE: THE APPL	ICATION IS NOT C	ONSIDERED ACCEPTED BY THE
CITY UNTIL THE I	PLANNING DIRECT	TOR AND CITY ENGINEER HAVE
SIGNED BELOW.		
DIRECTOR OF PL	ANNING:	
CITY ENGINEER:		

My Commission Expires 08-15-2018

Please check the ap	propriate box below to ind	icate the type of devel	opment request (Resolution	No. 05-22) [SELEC	T ONLY ON	IE BOX]:
[] Preliminary Place [100.00 + \$15.00 Acre) 1 at (\$200.00 + \$15.00 Acre) 1 0.00 + \$20.00 Acre) 1 00 + \$20.00 Acre) 1 Minor Plat (\$150.00) ment Request (\$100.00)	Plan (\$100.00)	[] Specific Us [] PD Develo Other Applica [] Tree Remo Notes: 1: In determinin	ange (\$200.0 se Permit (\$2 pment Plans etion Fees: pval (\$75.00) g the fee, pleanount. For re	200 + \$15.00 Acre) 1 200.00 + \$15.00 Acre 5 (\$200.00 + \$15.00 acres 6 ase use the exact acres equests on less than o	Acre) ¹ age when mu	
PROPERTY INFO	DRMATION [PLEASE PRINT]					10-	
Address	3201 Capital Blvd.						
Subdivision	Rockwall Technology Parl	(Lot	2	Block	Α
General Location	Corporate Crossing and C	apital Blvd.					
ZONING. SITE P	LAN AND PLATTING IN	IFORMATION IPLEAS	E PRINT1				
Current Zoning			Current Use				
Proposed Zoning	u		Proposed Use				
Acreage	34.229	Lots [Current]	0		Lots [Proposed]		1
	lats: By checking the box at th Local Government Code.	e left you agree to waive	the statutory time	limit for plat	approval in accordo	ance with Se	ection
	CANT/AGENT INFORM	ATION [PLEASE PRINT/C	HECK THE PRIMARY (CONTACT/ORI	IGINAL SIGNATURES A	RE REQUIRE	D]
The state of the s	Rockwall Economic Develo		[✔] Applicant				
Contact Person	Matt Wavering		Contact Person	Aaron L. S	tringfellow		
Address	2610 Observation Trail		Address	2201 E. La	mar Blvd.		
				Suite 200E			
City, State & Zip	Rockwall, TX 75032		City, State & Zip	Arlington,	TX 76006		
Phone	9727720025		Phone	81746777	00		
E-Mail	mwavering@rockwalledc.	com	E-Mail	AaronLS@	WierAssociates.co	om	
Before me, the undersi	CATION [REQUIRED] gned authority, on this day persor dication to be true and certified th		L. Stringfellow	[Owner/Ap	oplicant Name] the ur	ndersigned, v	who stated the
the application fee of \$, 20 <u>18</u> . By signing the public. The City is associated or in respon	m the owner, or duly authorized 984.58 , to cover the case this application I agree that the Calso authorized and permitted to see to a request for public information and seal of office on this the	cost of this application, has be ity of Rockwall (i.e. "City") is a reproduce any copyrighted	peen paid to the City of authorized and perm	of Rockwall on hitted to provi	this the day of the information contains application and the contains application application and the contains application and	of March red within thin ition, if such MY HOCK Notary Pub	n is application to reproduction is ETT
	er's/Applicant's Signature		, 20 10	www		TATE OF TE	/15/2018
	A THE RESIDENCE AND ADDRESS OF THE PROPERTY OF						



RECEIPT

Project Number: P2018-006

Job Address: CORPORATE CROSSING

ROCKWALL, TX 75032

Receipt Number: B78161
Printed: 3/2/2018 2:43 pm

Fee Description Account Number Fee Amount

PLATTING

01-4280 \$ 984.58

Total Fees Paid:

Date Paid: 3/2/2018 12:00:00AM Paid By: WEIR AND ASSOCIATES INC

Pay Method: CHECK 5885

Received By: LM



DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review:

Wayne Carter, Charter Communications

Jim Friske, Charter Communications

Dinah Wood, Atmos Randy Voight, Oncor Phillip Dickerson, Oncor Brian Duncan, AT&T Javier Fernandez, RISD Brenda Callaway, TXDOT

Stephen Geiger, Farmer's Electric Frank Spataro, Farmer's Electric

Internal Review:

Amy Williams, Engineering

John Shannon, Building Inspections

Ariana Hargrove, Fire Andy Hesser, Parks Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/2/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Wednesday, March 7th. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number:

P2018-006

Project Name:

Lot 2, Block A, Rockwall Technology Park, Phase IV

Project Type:

PLAT

Applicant Name:

WEIR AND ASSOCIATES

Owner Name:

HITT, FAMILY LIMITED PARTNERSHIP

Project Description:

CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/13/2018

APPLICANT: Aaron L. Stringfellow of Weir & Associates

AGENDA ITEM: P2018-006; Lot 2, Block A, Rockwall Technology Park. Phase IV Addition

SUMMARY:

Discuss and consider a request by Aaron L. Stringfellow of Weir & Associates for the approval of a final plat for Lot 2, Block A, Rockwall Technology Park, Phase IV Addition being a 34.229-acre tract of land identified as a portion of Tract 1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 34.229-acre tract of land -- Tract 1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125 -- into one (1) parcel of land [i.e. Lot 2, Block A, Rockwall Technology Park, Phase IV Addition] for the purpose of constructing an approximately 650,000 SF warehouse/manufacturing facility [i.e. Lollicup USA], and adding the necessary fire lane and utility easements for this development. The site is located east of Corporate Crossing, between Capital Boulevard and Discovery Boulevard, is situated within the FM-549 Overlay (SH-276 OV) District, and is zoned Light Industrial (LI) District.
- ☑ A site plan (*i.e.* SP2017-042) for the warehouse/manufacturing facility was approved on January 16, 2108.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to recommend approval of the *final plat* for Lot 2, Block A, Rockwall Technology Park, Phase IV Addition, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall



Project Plan Review History

Project Number

P2018-006

Owner

HITT, FAMILY LIMITED PARTNERSHIP

Applied Approved 3/2/2018 LM

Project Name Type

Lot 2, Block A, Rockwall Technology Park,

Phase IV

Applicant

WEIR AND ASSOCIATES

Closed **Expired**

Status

Subtype **Status**

FINAL Staff Review

Site Address

City, State Zip

CORPORATE CROSSING

ROCKWALL, TX 75032

Zoning

Subdivision

Tract

Block

Lot No

Parcel No

General Plan

ROCKWALL TECHNOLOGY PARK, PHASE 2

2-1

NULL

2-1

0125-0000-0002-01-0R

Type of Review / Notes Contact Sent Received Remarks Due **Elapsed Status BUILDING** John Ankrum 3/2/2018 3/9/2018 3/5/2018 3 **APPROVED ENGINEERING Amy Williams** 3/2/2018 3/9/2018 3/5/2018 COMMENTS See Comments (3/5/2018 1:27 PM AW) See markups All water line easements to be a minimum of 20' (see markup) Add note: #7 Property owner shall be responsible for maintaining, repairing, and replacing any drainage systems in easements. FIRE Ariana Hargrove 3/2/2018 3/9/2018 3/5/2018 3 APPROVED GIS **Lance Singleton** 3/2/2018 3/9/2018 **PLANNING David Gonzales** 3/2/2018 3/9/2018 3/6/2018 **COMMENTS** See comments

Discuss and consider a request by Aaron L Stringfellow of Weir & Associates for the approval of a final plat for Lot2, Block A, Rockwall Technology Park, Phase IV Addition being a 34.229-acre tract of land identified as a portion of Tract1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 03.05.2018

The following staff comments are to be addressed and resubmitted no later than Wednesday March 14, 2018. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

- 1. The final plat shall conform to all standards and requirements of the Planning Engineering and Fire Departments as indicated on the Project Plan Review document.
- 2. Provide a label indicating "Case No. P2018-006" on the lower right corner on all pages of the revised final plat submittal
- 3. Provide a lighter gray scale for all information on adjacent properties to better delineate the platted lot
- 4. Relabel all access easements as "Public Access Easement" as appropriate (e.g. 24-ft Firelane, Public Access and Utility Easement).
- 5. Remove labels indicating Rockwall Economic Development Corp etc and line/arrows delineating parcel ownership.
- 6. Provide "old lot line" and label each lot being platted with identifying information
- 7. Change Title Block to read as follows:

Final Plat

Lot 2, Block A,

Rockwall Technology

Park, Phase IV

Being a portion of Lot 1, Block A,

Rockwall, Technology Park, Phase 2

and Tract 2-01 of the J. H. B. Jones Survey,

Abstract No. 125,

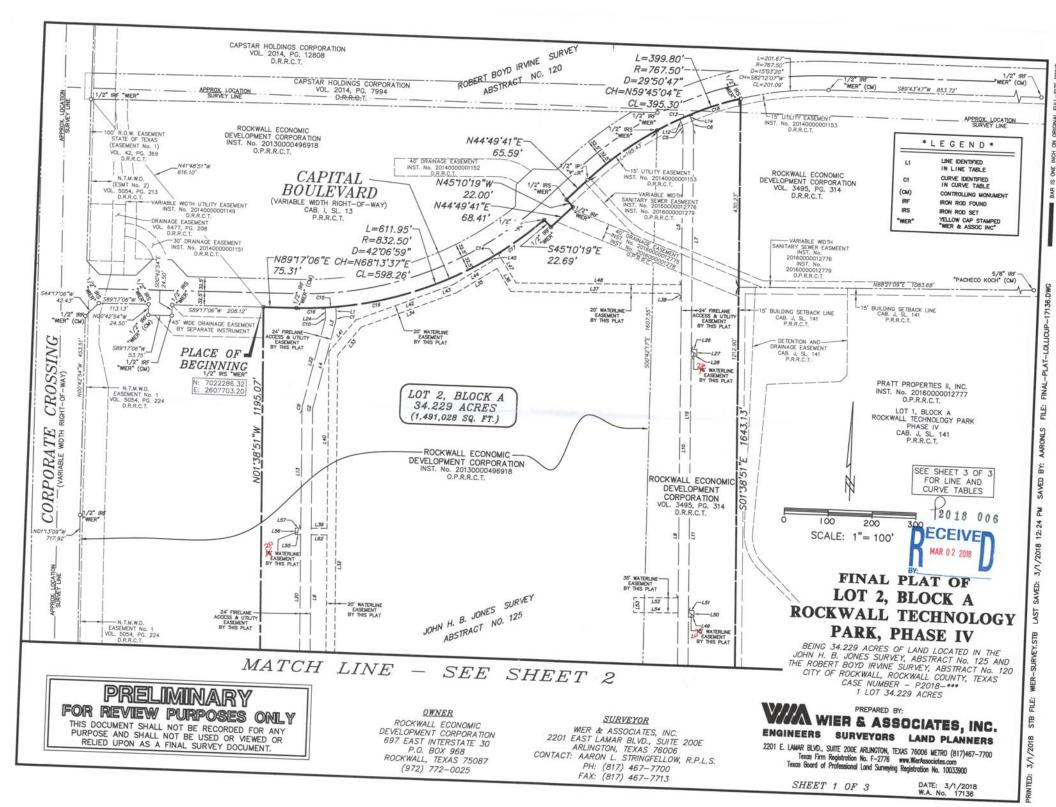
City of Rockwall, Rockwall County, Texas

Although this is on the consent agenda, staffrecommends the applicant be present for the following meeting dates as listed below If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

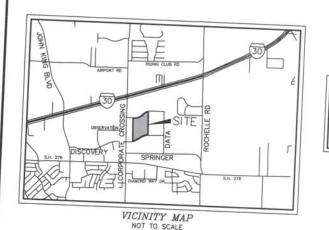
Planning - Regular Meeting: March 13, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Regular Meeting: March 19, 2018 (6:00 p.m.) [City Council to take action]

Project Reviews.rpt Page 2 of 2



MATCH LINE - SEE SHEET 1 ROCKWALL ECONOMIC -N.T.M.W.D. EASEMENT No. 1 VOL 5054, PG. 224 D.R.R.C.T. 24° FIRELANE -ICCESS & UTILITY EASEMENT BY THIS PLAT ROCKWALL ECONOMIC IN DEVELOPMENT CORPORATION 191 DEVELOPMENT INST. No. 20130000496918 0.P.R.R.C.T. CORPORATION VOL. 3495, PG. 314 D.R.R.C.T. ROCKWALL TECHNOLOGY PARK LOT 2, BLOCK A 34.229 ACRES PHASE IV CAB. J, SL. 141 P.R.R.C.T. PRATT PROPERTIES II, INC. JOHN H. B. JONES SURVEY (1,491,028 SQ. FT.) INST. No. 20160000012777 O.P.R.R.C.T. ABSTRACT NO. 125 20' WATERLINE-EASEMENT BY THIS PLAT 10' ELECTRIC-EASEMENT BY THIS PLAT 158 L65 BY TH 3 25' BUILDING SETBACK LINE L30 L66-7-L76 L75 L67 CAB. J. SL. 141 P.R.R.C.T. 10' UTILITY EASEMENT L747-L78 L77 INST, No. 20160000002288 0.P.R.R.C.T. LIS-P L73- LOS WATER LINE LESS HAT "MER" A STATE BY THIS PLAT BY THIS PLAT "WER" A STATE WERE LOSS HAT "MER" A STATE WERE LOSS HAT WERE LOSS HAT WERE LOSS HAT WERE LOSS HAT "MER" A STATE WERE LOSS HAT WERE LOSS H 1/2" IRS "WER" FROM WHICH A 1/2" IRF BEARS L15 24' FIRELANE ACCESS & UTILITY EASEMENT BY THIS PLAT -L=23.12" S88"23"48"V N15'01'E, 0.8' 1/2" IRS S88'23'48"W 418.18" 13.84 (85' WIDE RIGHT-OF-CAB. G, SL. 347 1/2" IRS "WER". S88'23'48"W 765.05 1/2" IRS "WER" N: 7021091.91 E: 2607737.55 P.R.R.C.T. S88'23'48"W L=327.97' N01'24'22"W 100.10 25' PEDESTRIAN, LANDSCAPE AND UTILITY EASEMENT R=1042.50 41.08 - LOT 1, BLOCK A-CAB. E. SLIDE 305-306 P.R.R.C.T. D=18*01'31" ROCKWALL TECHNOLOGY PARK L=166.21 CH=S7478'35"W VOL. 4785, PG. 168 D.R.R.C.T. ?=1042.50" CAB. E. SL. 306 D=9'09'06" CL=326.62' CH=S60'43'46"W P.R.R.C.T. CL=166.04 DEVELOPMENT CORPORATION 25' PEDESTRIAN, LANDSCAPE AND UTILITY EASEMENT CAB. E. SL. 305-306 P.R.R.C.T. ROCKWALL ECONOMIC DEVELOPMENT CORPORATION VOL. 2224, PG. 226 D.R.R.C.T. VOL. 2224, PG. 226 D.R.R.C.T. ALLEN FOODS INC. VOL. 6740, PG. 138 L=552.05 D.R.R.C.T. R=957.50' D=33'02'02" 1/2° IRF DISCOVERY BOULEVARD 1/2° IRF DISCOVERY BOULEVARD 1/2° IRF DISCOVERY BOULEVARD 1/2° IRF DISCOVERY BOULEVARD ROCKWALL TECHNOLOGY PARK * LEGEND * PHASE III CAB. H, SL. 273 LINE IDENTIFIED P.R.R.C.T. IN LINE TABLE CURVE IDENTIFIED CI IN CURVE TABLE (CM) CONTROLLING MONUMENT N85*05'36* IRF IRON ROD FOUND ROCKWALL TECHNOLOGY PARK IRS IRON ROD SET PHASE II YELLOW STAMPED "WER & ASSOC INC" CAB. E, SL. 306 P.R.R.C.T. 100 200 300 SCALE: 1"= 100'



SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

FINAL PLAT OF LOT 2, BLOCK A ROCKWALL TECHNOLOGY PARK, PHASE IV

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NUMBER - P2018-*** 1 LOT 34.229 ACRES

PREPARED BY:

WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 3

DATE: 3/1/2018 W.A. No. 17136

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:

BEING A TRACT OF LAND LOCATED IN THE JOIN H.B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD RIVINE SURVEY, ABSTRACT No. 120, BEING A PORTROW OF THREE TRACTS OF LAND DESCRIBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED TO RECORDED TO ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), VOLUME 349S, PAGE 314, D.R.R.C.T., AND INSTRUMENT NO. 20130000406918, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BECONNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY INCOME OF CARTAL BOULEVARD (A VARIABLE WOITH RIGHT-OF-WAY). FROM WHICH A 1/2" IRON ROD FOUND WITH A NORTHWEST COME OF SUCO WIC BEARS IN 41465" W, 816.10 FEET SAID 1/2" FROM ROD FOUND WITH A NORTHWEST COME OF SUCO FOUND BEING THE NO. 20130000496918, OPERAC.;

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

(1) N 8977'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LETT:

(2) NORTHEASTERLY, AN ARC LENGTH OF 611.95 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 42'06'59" AND A CHORD BEARING OF N 68'13'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";

(3) S 4570'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC":

(4) N 44'49'41" E, 68.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(5) N 4570'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(8) N 44'49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC"; BEING THE BEGINNING OF A CURVE TO THE RIGHT:

(7) NORTHEASTERLY, AN ARC LENGTH OF 399.80 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 29°50'47" AND A CHORD BEARING OF N 59°45'04" E, 395.30 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC";

HENCE S 0138'51" E. DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF 430.23 FEET PASSING THE NORTHWEST CORNER OF 107 + BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CARRIET I, SLIDE 141, PLAT RECORDED, ROCKWALL COUNTY, TEXAS, REP. C.T.), CONTINUED ALONG THE WEST LINE OF \$40 LOT 1, BLOCK A, ROCKWALL TECHNOLOGY TEXAS, PR. C.T.), CONTINUED ALONG THE WEST FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC MA" IN THE ADDITIONATION OF 1645.13 FEET TO A 1/2" ROW ROD SET WITH A CAP STAMPED "MER & ASSOC MS" IN THE ADDITIONATION OF 1645.13 FEET TO A 1/3" ROUTH RIGHT-OF WAY LINE OF DECOURTY SOULEVARD OF SPOT WHE RIGHT-OF-WAY LINE OF SAID LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT; SAID ROW ROD SENIG THE SOUTHWEST CORNER OF SAID LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOLITHMESTERY, ALNOS THE NORTH RIGHT-OF-MAY LINE OF SAID DISCOVERY BOULEVARD, AT AN ARC LENGTH OF 208.37 FET PASSING A 1/2" IRON ROD SET MITH A CAP STAMPED "MER & ASSOC INC". CONTINUING IN ALL A 707LA ARCIE OF 127.57 FET ALONG SAID CURVE TO THE LEFT, HAMMIG ASSOC INC". CONTINUING FEET, A DELTA ANGLE OF 18 13" AND A CHORD BEARING OF 5" AT 18"15" M. 38.26 FEET TO 1642.50 SET MITH A CAP STAMPED "MER & ASSOC INC". SAID IRON ROD BEING THE SOUTHEAST CORNER OF 10" IRON ROD BLOCK A, ROCKWALL TECHNOLOGY "A SOC INC", SAID IRON ROD BEING THE SOUTHEAST CORNER OF 10" IT. TEXAS, ACCORDING TO THE PLAT RECORDED IN CABBIER E, SLIDE 30S, P.R.R.C.T.;

THENCE N 01°24°22" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEYARD, AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC MIC" SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL

THENCE'S 88'23'48" W, ALONG THE NORTH LINE OF SAID LOTT, BLOOK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 783.05 FEET TO A 1/2" IRON ROO SET WITH A CAP STAMPED "MER & ASSOC INC";

HENCE N 01'38'51" W. DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A. ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

CITY ENGINEER

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKMALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKMALL ON THE

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.

WITNESS OUR HANDS, THIS _____DAY OF_

MAYOR, CITY OF ROCKWALL CITY SECRETARY

1, 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 ASSURANCE OR GUARANTEE THAT ANY BUILDING WITH SUCH PLAT SHALL BE APPROVED. AND AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHOT PLAT SHALL BE APPROVED. REPRESENTATION, ASSURANCE OR GUARANTEE BY THE GITY OF THE ADEQUACY AND A VAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L STRINGFELLOW, RPLS. NO. 6373 ON Morch 1, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMILT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L STRINGFELLOW REGISTERED PUBLIC SURVEYOR STATE OF TEXAS NO. 6373 EMAIL: AdronLSOWIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2, BLOCK A. ROCKWALL TECHNOLOGY PARK, PHASE IV TO THE CITY OF ROCKWALL TEXAS, AND WHOSE NAME IS SUBSCRIED HEREITO HEREBY DELICATE TO THE USE OF THE PUBLIC FORCES ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CETTIFY THAT ALL OTHER PAPRIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 2, BLOCK A. ROCKWALL TECHNOLOGY PARK, PHASE IV 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.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRIUSS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFER WITH CONSTRUCTION, MANIFANACE OR EFFICIENCY OF THEIR RESPECTIVE. THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON PUBLIC UTILITY SHALL AT ALL TIMES HAVE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, SAID SEMENT STRIPS FOR PURPOSE OF ROMOTING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE RECESSITY 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

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES MITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DIRELLING 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 COMPILED WITH ALL REQUIREMENTS OF THE SUBDIVISION. THE GOULD BY THE OTHER OF ORCHWALL REGULATIONS OF THE GITY OF THE GOUNT OF THE OTHER CONSTRUCTURES. THE OTHER CONSTRUCTURES OF THE SUBDIVISION OF THE STREET OR STREETS ON AN EXPORTED THE STREET OF THE ENTIRE EQUIPMENT OF THE STREET OR STREETS ON AN OFFICE OF THE STREET OF THE CONTROL OF THE STREET OF THE STREET

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 MIRACT OF THE SUBDIVISSION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPARED FOR THE CITY, IN Y SUCCESSORS AND ASSIGNS HEREIN WILL THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY, IN Y SUCCESSORS AND ASSIGNS HEREIN WAVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF ____

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOME INSTRUMENT, AND ME
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION
THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

OWNER

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

LIN	EASEMENT LINE	1
LIN	E BEARING	DIST
LI	S04'31'34"E	20.04
L3	512'33'14"W	6.15
L4	S12'33'14"W	194.02
L5	NO1"37"51"W	352.47
L6	S01'38'51"E	851.00
L7	S01'37'51"E	500.24
LB	N88"21"09"E	730.77
L9	NO1"37"51"W	685.95
L10	N01'37'51"W	1452.81
L11	S01'37'54"E	580.33
L12	N26"34"02"W	10.87
L13	N01'38'51"W	267.50
L14	S26'34'02"E	10.37
L15	S88'21'09"W	465.44"
L16	S01'37'51"E	1452.83
L17	S88*21'09*W	79.79"
L18	S88'21'09"W	730.77
L19	S88"21"08"W	139.54
20	N01"38"51"W	851.00"
121	S88'21'13"W	40.39

	EASEMENT LINE	TABLE		EASEMENT LIN	FTARIF
LINE	BEARING	DIST	U		DIST
L22	N12'33'14"E	200.17	1 4		
L24	NO4'31'34"N	19.40	L4		
L26	N88'22'09"E	12.91"	14		
L27	S01'37'51"E	15.00	20 14		1
L28	S88"22"09"W	12.91	14		070.00
L29	S43'21'39"W	60.00	1.5	1100 21 37 2	14100
L30	S88*21'13*W	710.63	15	1107 30 37 1	1,100
L31	N46'39'21"W	-	1.52	500 X7 09 W	1,41,41
L32	N01'37'51"W	957.98	153	300 12 03 W	1000
L33	N37'58'59"E	83.03"	-	307 37 31 E	
1.34	N67'58'59"E	232.29	L54	1100 XX 09 E	10.1107
1.35	N56'43'59'E		1.55	DOD 22 03 W	12.58'
1.36		105.50'	L56	N01'37'51"W	15.00
	\$3376'01"E	61.68	L57	N88"22"09"E	12.57
1.37	N88"21"14"E	380.50"	L58	N88*22'07*E	46.79"
138	S46'32'24"E	10.84"	L59	N43'20'39'E	3.98'
L39	N88"22"09"E	35.91'	L60	N46'39'21"W	20.07
.40	NO1'37'51"W	402.47	L61	N01'37'51"W	555.99"
141	N37'58'59"E	94.84"	L52	S88*22'09*W	35.91'
42	N67'58'59"E	197.30	L63	NO1'38'47"W	10.00"
43	N67"26"02"E	39.03"	L64	S88'21'13"W	627.33

FINAL-PLAT-LOLLICUP-17136

FIE

AARONLS

BY:

SAVED

-	EASEMENT LINE	TABLE
LIM	BEARING	DIST
L65	S01'38'47"E	10.00
1.66	N01'38'29"W	3.50
L67	S88*21'09*W	421.70
L68	N46'39'21"W	20.07
L69	S43'20'39"W	10.20
L70	S88*22'07*W	46.13"
L71	S01'38'37"E	15.50"
L72	S88"22"09"W	15.00
L73	N01'38'37"W	15.49'
L74	N01'38'51"W	3.50*
L75	S88"21"09"W	139.53
L76	S01'38'29"E	3.50"
L77	S88'21'27"W	112.55*
L78	S01'38'51"E	3.50*
L79	S88*22*09*W	16.39"
L80	N01'37'51"W	15(00'
L81	N88"22"09"E	12.93"
L82	S01'38'51"E	55.83"
1.83	523'27'55'E	26.49"
1.85	501'38'51"E	57.75'

EA	SEMENT LINE T	ABLE
LINE	BEARING	DIST
L86	S23'27'55"E	28.27
L88	N23'27'55"W	32.11
1.89	NO1'38'51"W	61.61

CURV			ENT CURVE	TABLE	
CUNN	ARC	RADIUS	DELTA	BEARING	DIST.
Cf	16.10"	54.00	17'04'48'	504'00'50"W	16.04
C2	7.44	30.00"	1472'05"	S05'27'12"W	7.42
ಚ	47.12	30.00	90'00'00'	S46'38'51"E	42.43
C4	119.36	76.00"	89'59'00"	N43'21'39'E	107.46
C5	15.67"	36.00*	24'56'11"	N14'05'57"W	
C6	26.11"	60.00	24'56'11"	514'05'57"E	25.91
C7	157.05	99.98'	90'00'12"	S43'21'54"W	141.39
C8	84.82*	54.00"	90'00'00"	N46'38'51"W	76.37
C9	13.38	54.00'	1472'05*	N05'27'12"E	13.35
C10	8.94"	30.00	17'04'48"	NO4'00'50"E	8.91"
C11	10.00*	1042.50*	0'32'59"	S67'23'32"W	10.00
C12	20.00"	1042.50	1'05'57"	S66'34'04"W	20.00'
C13	24.01	767.50	1'47'32"	N64'36'57"E	24.01"
C14	20.00*	832.50*	1'22'35"	N56'48'03"E	20.00'
C15	24.01'	832.50	1'39'09"	N83'57'11"E	24.01
C16	65.47	832.50'	4'30'21"	N87'01'56"E	65.45
C17	129.96	832.50*	8'56'39"	N51'38'27"E	129.82'
C18	122.73"	767.50*	909'45"	N70'05'35*E	122.60*
219	372.51	832.50'	25'38'16"	N7078'29"E	369.41"

FINAL PLAT OF LOT 2, BLOCK A ROCKWALL TECHNOLOGY PARK, PHASE IV

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NUMBER - P2018-*** 1 LOT 34.229 ACRES

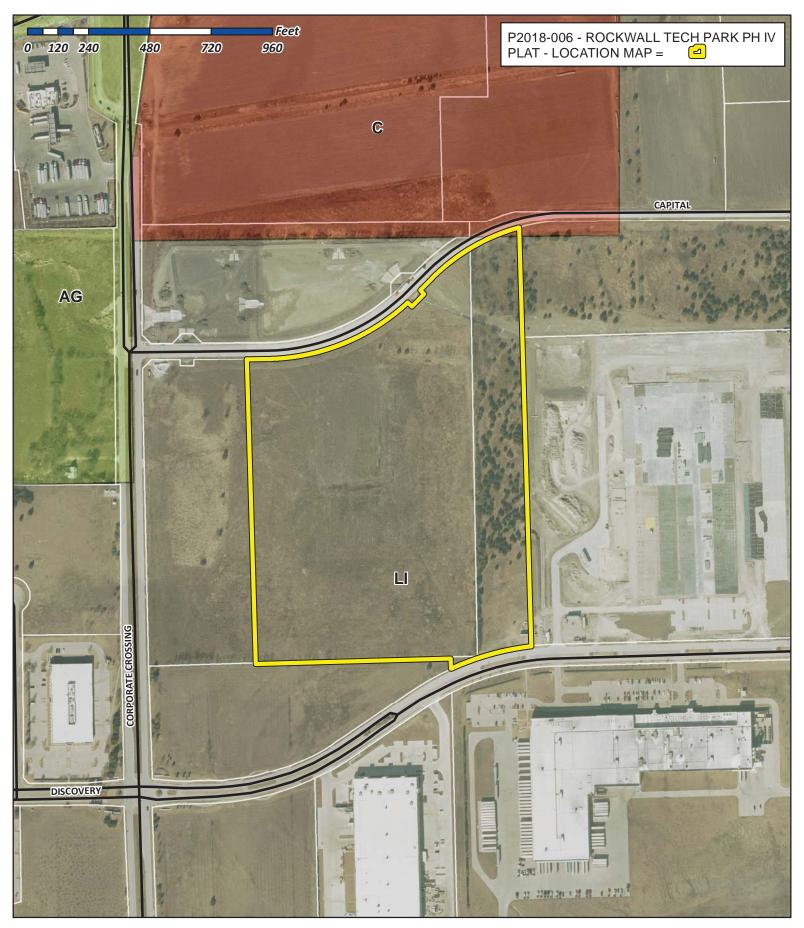
PREPARED BY:

//// Wier & Associates, inc. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 3 OF 3

DATE: 3/1/2018 W.A. No. 17136





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

PREPARED BY:

M WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 3

DATE: 2/28/2018 W.A. No. 17136

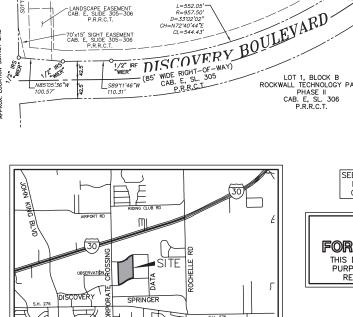
2/28/2018

100

200

SCALE: 1"= 100'

300



VICINITY MAP

NOT TO SCALE

N85°05'36"W

VOL. 2224, PG. 226 D.R.R.C.T.

L=552.05' R=957.50' D=33'02'02"

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

ROCKWALL TECHNOLOGY PARK PHASE II

FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

<u>OWNER</u>

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

SURVEYOR

ALLEN FOODS INC. VOL. 6740, PG. 138 D.R.R.C.T.

LOT 2, BLOCK B ROCKWALL TECHNOLOGY PARK

PHASE III

CAB. H, SL. 273

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

FINAL PLAT OF LOT 2, BLOCK A **ROCKWALL TECHNOLOGY** PARK, PHASE IV

C1

(CM)

IRF

IRS

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2018-***
1 LOT 34.229 ACRES

PREPARED BY: **WIER & ASSOCIATES, INC.** ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 3

DATE: 2/28/2018 W.A. No. 17136

* LEGEND *

LINE IDENTIFIED

IN LINE TABLE

CURVE IDENTIFIED IN CURVE TABLE

IRON ROD FOUND

IRON ROD SET YELLOW STAMPED
"WIER & ASSOC INC"

CONTROLLING MONUMENT

FINAL-PLAT-LOLLICUP-17136.DWG 9. SAVED Ā 5:39 SAVED: 2/28/2018 LAST WER-SURVEY.STB STB FILE: 2/28/2018 PRINTED:

ij STB 2/28/2018

PRINTED:

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:

BEING A TRACT OF LAND LOCATED IN THE JUNH H.B. JONES SUPEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRWINE SUREY, ABSTRACT No. 120. BEING A PORTION OF THREE TRACTS OF LAND BESORBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2224, PAGE 228, DEED RECORDS, ROCKWALL COUNTY, TEAMS OR.R.C.T.), VOLUME 3495, PAGE 314, D.R.R.C.T., AND INSTRUMENT No. 20130000496918, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), 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" IN THE SOUTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEARS A 14485" W. 61.01 FEET, SAID 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID ROCKWALL ECONOMIC DEVELOPMENT TRACT RECORDED IN INSTRUMENT NO. 2013/000/049918, O.P. R.C.T.;

THENCE ALONG THE SOUTH RIGHT—OF—WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

- (1) N 89'7'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (2) NORTHEASTERLY, AN ARC LENGTH OF 611.95 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 82.50 FEET, A DELTA ANGLE OF 420659 AND A CHORD BEARING OF N 681337° E, 598.26 FEET TO A 1/2" IRON ROOF DOUND WITH A CAP STAMPED "WER" & ASSOC INC;
- (3) S 4510'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";
- (4) N 44'49'41" E, 68.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (5) N 4510'19" W. 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC":
- (6) N 44'49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC"; BEING THE BEGINNING OF A CURVE TO THE RIGHT:

(7) NORTHEASTERLY, AN ARC LENGTH OF 399.80 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 787.50 FEET, A DELTA ANGLE OF 18950 47° AND A CHORD BEARING OF N 59°45°04° E, 395.30 FEET TO A 1/2° IRON ROOS ET WITH A CAP STAMPED "MER & ASSOCI INC."

THENCE S 0138'51" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF ADD. STATE OF ASSAUCT THE NORTHWEST CORNER OF LOTT. BECOCK A MOCKMALL TECHNOLOGY PARK, PRASE IV, ASSAULT OF ASSAULT THE NORTHWEST CORNER OF LOTT. BECOCK ASSAULT OF ASSAULT

THENCE SOUTHWESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AT AM ARC LENGTH OF 208.37 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF 32.79 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 18'013" AND A CHORD BEARING OF S 74'18'35" W, 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", SAID ROON ROD BERIO THE SOUTHEAST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE GTY OF ROCKWALL, ROCKWALL COUNTY, TEAS, A CACOROMIC TO THE PLAT RECORDED IN CABINET E, SLIDE 305, PARR.C.T.;

THENCE N O'124'22" W. DEPARTING THE MORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF ALONE REST TO A 1/2" ROW ROO SET WHITA A CAP SAMPEN WEER & ASSOC INC." SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE 1.

THENCE S 88"23"48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WHER & ASSOC INC";

THENCE N 01'38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL PLANNING AND ZONING COMMISSION, CHAIRMAN DATE **APPROVED** 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. WITNESS OUR HANDS, THIS ____DAY OF__ MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

1. 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 CLARANTEE THAT ANY BUILDING WITHIN SLOCY PLAT SHALL BE APPROVAD. AND AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR CUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83—24.

SURVEYOR'S CERTIFICATION:

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REMEW UNDER THE AUTHORITY OF ARRON L. STRINGFELLOW, RPLS. NO. 6373 ON February 28, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PÉRUIT PURPOSES, THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR STATE OF TEXAS NO. 6373 EMAIL: AaronLS@WIERASSOCIATES.COM

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 2. BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE AND LINES OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREM EXPRESSED. FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 2. BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV HAVE BEEN NOTIFIED AND SORDED 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 RICHT 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 INTERFER 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 RICHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SALD EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR ESPECTIVE 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 6. NO PUGSE UMERING UNIT, OR OTHER PERSON UNIT. THE DEVELOPER AND/OR OWNER HAS HAD ADDITION BY THE OWNER OR ANY OTHER PERSON UNIT. THE DEVELOPER AND/OR OWNER HAS COMPLED WITH ALL REQUIREMENTS OF THE SUBDIVISION REQULATIONS OF THE CITY OF ROCKWALL RECARDING 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 PAYING, CURB AND GUTTER, WAITER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM STRUCTURES, STORM STRUCTURES, 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, ACCUMPANIE 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 IMPOSYMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROYEMENTS 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 INSTALATION 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 MAVIE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE DAY OF, 20 FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION	o18:
OWNER	
STATE OF TEXAS COUNTY OF ROCKWALL	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSON TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE THEREIN STATED.	OPMENT CORPORATION, KNOWN TO ME GOING INSTRUMENT. AND
GIVEN UPON MY HAND AND SEAL OF OFFICE THISDAY OF	,2018.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	コ

OWNER

PRINTED NAME

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

E	ASEMENT LINE	TABLE		EA	ıs
LINE	BEARING	DIST		LINE	Γ
L1	S04*31'34"E	20.04		L22	T
L3	S12'33'14"W	6.15'		L24	
L4	S12'33'14"W	194.02'		L26	Γ
L5	NO1*37*51*W	352.47'		L27	Γ
L6	S01*38'51"E	851.00*		L28	ŀ
L7	S01*37'51"E	500.24'		L29	Ī
L8	N88°21'09"E	730.77*		L30	Γ
L9	NO1*37'51"W	685.95'		L31	
L10	NO1'37'51"W	1452.81*		L32	
L11	S01*37'54"E	580.33'		L33	Γ
L12	N26'34'02"W	10.87*		L34	-
L13	NO1*38'51"W	267.50"		L35	Γ
L14	S26*34'02"E	10.37*		L36	Γ
L15	S88'21'09"W	466.44'		L37	Γ
L16	S01*37'51"E	1452.83'		L38	Γ
L17	S88'21'09"W	79.79'		L39	Γ
L18	S88'21'09"W	730.77*		L40	
L19	S88'21'08"W	139.54		L41	
L20	NO1:38'51"W	851.00°		L42	
L21	S88*21'13"W	40.39*		L43	
					_

EMENT LINE	TABLE	EA	SEMENT
BEARING	DIST	LINE	BEAR
N12°33'14"E	200.17*	L44	N56'43
NO4'31'34"W	19.40*	L45	N3375
N88°22'09 " E	12.91	L47	S3376
S01'37'51"E	15.00*	L48	N88*21
588°22'09"W	12.91'	L49	N88*21
S43°21'39"W	60.00'	L50	N01*38
S88'21'13"W	710.63	L51	S88'21'
N46'39'21"W	38.57'	L52	S88*22'
N01°37'51"W	957.98'	L53	S01°37
N37°58'59"E	83.03'	L54	N88°22
N67°58'59 " E	232.29'	L55	S88*22'
N56°43'59"E	105.50	L56	NO1*37
S3376'01"E	61.68'	L57	N88°22
N88°21'14"E	380.50'	L58	N88°22
S46'32'24"E	10.84'	L59	N43*20
N88°22'09"E	35.91'	L60	N46*39
N01°37'51"W	402.47'	L61	N01'37'
N37°58'59″E	94.84'	L62	S88*22'
N67°58'59"E	197.30'	L63	N01*38'
N67°26'02"E	39.03	L64	S88*21*

LINE	BEARING	DIST
L44	N56'43'59"E	103.53
L45	N3375'37"W	8.13'
L47	S3376'02"E	78.62
L48	N88"21'14"E	376.98
L49	N88°21'57"E	12.50'
L50	N01*38'37"W	15.00'
L51	S88'21'09"W	12.50
L52	S88*22'09"W	101.01
L53	S01°37'51"E	35.00
L54	N88 22'09"E	101.01
L55	S88"22'09"W	12.58
L56	NO1'37'51"W	15.00
L57	N88"22"09"E	12.57'
L58	N88°22°07"E	46.79
L59	N43'20'39"E	3.98'
L60	N46'39'21"W	20.07
L61	N01'37'51"W	555.99
L62	S88"22'09"W	35.91
L63	N01*38'47"W	10.00
L64	S88'21'13"W	627.33

EASEMENT LINE TABLE				
LINE	BEARING	DIST		
L65	S01°38'47"E	10.00'		
L66	N01*38'29"W	3.50'		
L67	S88°21'09"W	421.70'		
L68	N46'39'21"W	20.07		
L69	S43'20'39"W	10.20'		
L70	S88*22'07"W	46.13'		
L71	S01'38'37"E	15.50'		
L72	S88"22"09"W	15.00'		
L73	N01*38'37"W	15.49'		
L74	N01"38'51"W	3.50'		
L75	S88*21'09"W	139.53'		
L76	S01'38'29"E	3.50*		
L77	S88*21'27"W	112.55'		
L78	S01'38'51"E	3.50'		
L79	S88*22'09"W	16.39'		
L80	N01°37'51"W	15.00'		
L81	N88*22'09"E	12.93'		
L82	S01*38'51"E	55.83'		
L83	S23'27'55"E	26.49'		
L85	S01*38*51*E	57.75'		

EA.	ABLE	
LINE	DIST	
L86	S23'27'55"E	28.27*
L88	N23'27'55"W	32.11'
L89	N01*38'51"W	61.61'

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	16.10'	54.00'	17'04'48"	S04'00'50"W	16.04
C2	7.44'	30.00*	1472'05"	S05'27'12"W	7.42'
C3	47.12'	30.00'	90000'00"	S46'38'51"E	42.43'
C4	119.36	76.00'	89*59'00"	N43°21'39"E	107.46
C5	15.67'	36.00'	24'56'11"	N14°05'57"W	15.54
C6	26.11'	60.00'	24'56'11"	S14°05'57"E	25.91'
C7	157.05	99.98'	90'00'12"	S43'21'54"W	141.39
C8	84.82"	54.00'	9000000"	N46'38'51"W	76.37
C9	13.38*	54.00°	1472'05"	N05*27'12"E	13.35
C10	8.94'	30.00*	17'04'48"	N04'00'50"E	8.91'
C11	10.00'	1042.50'	0'32'59"	S67'23'32"W	10.00'
C12	20.00*	1042.50	1'05'57"	S66'34'04"W	20.00'
C13	24.01'	767.50'	1'47'32"	N64'36'57"E	24.01'
C14	20.00*	832.50'	1'22'35"	N56'48'03"E	20.00'
C15	24.01'	832.50'	1'39'09"	N83'57'11"E	24.01"
C16	65.47'	832.50'	4'30'21"	N87'01'56"E	65.45
C17	129.96	832.50°	8'56'39"	N51°38'27"E	129.82
C18	122.73'	767.50'	9'09'45"	N70'05'35"E	122.60'
C19	372.51	832.50	25'38'16"	N7018'29"E	369.41"

EASEMENT CURVE TABLE

FINAL PLAT OF LOT 2, BLOCK A ROCKWALL TECHNOLOGY PARK, PHASE IV

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2018-***
1 LOT 34.229 ACRES

PREPARED BY:

WA WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 3 OF 3

DATE: 2/28/2018 W.A. No. 17136

CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/13/2018

APPLICANT: Aaron L. Stringfellow of Weir & Associates

AGENDA ITEM: P2018-006; Lot 2, Block A, Rockwall Technology Park. Phase IV Addition

SUMMARY:

Discuss and consider a request by Aaron L. Stringfellow of Weir & Associates for the approval of a final plat for Lot 2, Block A, Rockwall Technology Park, Phase IV Addition being a 34.229-acre tract of land identified as a portion of Tract 1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 34.229-acre tract of land -- Tract 1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125 -- into one (1) parcel of land [i.e. Lot 2, Block A, Rockwall Technology Park, Phase IV Addition] for the purpose of constructing an approximately 650,000 SF warehouse/manufacturing facility [i.e. Lollicup USA], and adding the necessary fire lane and utility easements for this development. The site is located east of Corporate Crossing, between Capital Boulevard and Discovery Boulevard, is situated within the FM-549 Overlay (SH-276 OV) District, and is zoned Light Industrial (LI) District.
- ☑ A site plan (*i.e.* SP2017-042) for the warehouse/manufacturing facility was approved on January 16, 2108.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to recommend approval of the *final plat* for Lot 2, Block A, Rockwall Technology Park, Phase IV Addition, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall



Project Plan Review History

Project Number

P2018-006

Owner

HITT, FAMILY LIMITED PARTNERSHIP

Applied Approved 3/2/2018 LM

Project Name Type

Lot 2, Block A, Rockwall Technology Park,

Phase IV

Applicant

WEIR AND ASSOCIATES

Closed **Expired**

Status

Subtype **Status**

FINAL Staff Review

Site Address

City, State Zip

CORPORATE CROSSING

ROCKWALL, TX 75032

Zoning

Subdivision

Tract

Block

Lot No

Parcel No

General Plan

ROCKWALL TECHNOLOGY PARK, PHASE 2

2-1

NULL

2-1

0125-0000-0002-01-0R

Type of Review / Notes Contact Sent Received Remarks Due **Elapsed Status BUILDING** John Ankrum 3/2/2018 3/9/2018 3/5/2018 3 **APPROVED ENGINEERING Amy Williams** 3/2/2018 3/9/2018 3/5/2018 COMMENTS See Comments (3/5/2018 1:27 PM AW) See markups All water line easements to be a minimum of 20' (see markup) Add note: #7 Property owner shall be responsible for maintaining, repairing, and replacing any drainage systems in easements. FIRE Ariana Hargrove 3/2/2018 3/9/2018 3/5/2018 3 APPROVED GIS **Lance Singleton** 3/2/2018 3/9/2018 **PLANNING David Gonzales** 3/2/2018 3/9/2018 3/6/2018 **COMMENTS** See comments

Discuss and consider a request by Aaron L Stringfellow of Weir & Associates for the approval of a final plat for Lot2, Block A, Rockwall Technology Park, Phase IV Addition being a 34.229-acre tract of land identified as a portion of Tract1 & 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 03.05.2018

The following staff comments are to be addressed and resubmitted no later than Wednesday March 14, 2018. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

- 1. The final plat shall conform to all standards and requirements of the Planning Engineering and Fire Departments as indicated on the Project Plan Review document.
- 2. Provide a label indicating "Case No. P2018-006" on the lower right corner on all pages of the revised final plat submittal
- 3. Provide a lighter gray scale for all information on adjacent properties to better delineate the platted lot
- 4. Relabel all access easements as "Public Access Easement" as appropriate (e.g. 24-ft Firelane, Public Access and Utility Easement).
- 5. Remove labels indicating Rockwall Economic Development Corp etc and line/arrows delineating parcel ownership.
- 6. Provide "old lot line" and label each lot being platted with identifying information
- 7. Change Title Block to read as follows:

Final Plat

Lot 2, Block A,

Rockwall Technology

Park, Phase IV

Being a portion of Lot 1, Block A,

Rockwall, Technology Park, Phase 2

and Tract 2-01 of the J. H. B. Jones Survey,

Abstract No. 125,

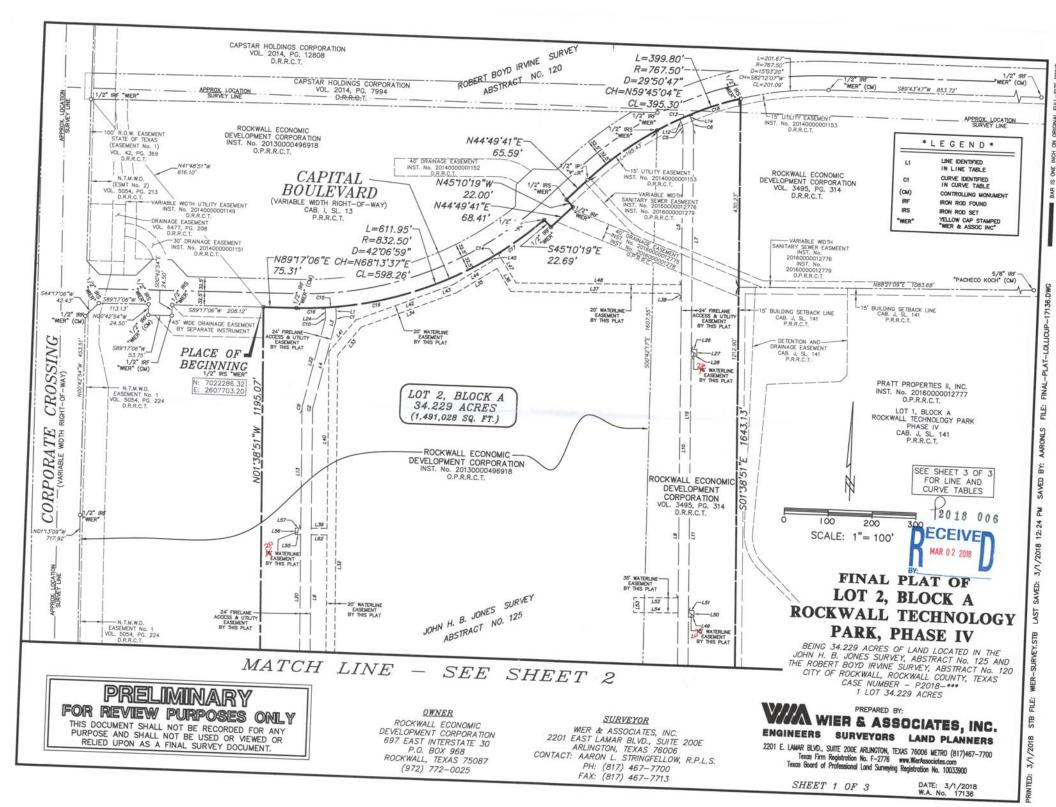
City of Rockwall, Rockwall County, Texas

Although this is on the consent agenda, staffrecommends the applicant be present for the following meeting dates as listed below If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

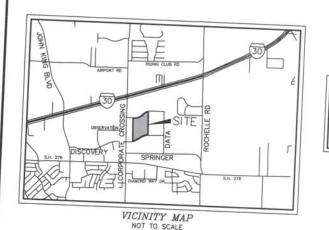
Planning - Regular Meeting: March 13, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Regular Meeting: March 19, 2018 (6:00 p.m.) [City Council to take action]

Project Reviews.rpt Page 2 of 2



MATCH LINE - SEE SHEET 1 ROCKWALL ECONOMIC -N.T.M.W.D. EASEMENT No. 1 VOL 5054, PG. 224 D.R.R.C.T. 24° FIRELANE -ICCESS & UTILITY EASEMENT BY THIS PLAT ROCKWALL ECONOMIC IN DEVELOPMENT CORPORATION 191 DEVELOPMENT INST. No. 20130000496918 0.P.R.R.C.T. CORPORATION VOL. 3495, PG. 314 D.R.R.C.T. ROCKWALL TECHNOLOGY PARK LOT 2, BLOCK A 34.229 ACRES PHASE IV CAB. J, SL. 141 P.R.R.C.T. PRATT PROPERTIES II, INC. JOHN H. B. JONES SURVEY (1,491,028 SQ. FT.) INST. No. 20160000012777 O.P.R.R.C.T. ABSTRACT NO. 125 20' WATERLINE-EASEMENT BY THIS PLAT 10' ELECTRIC-EASEMENT BY THIS PLAT 158 L65 BY TH 3 25' BUILDING SETBACK LINE L30 L66-7-L76 L75 L67 CAB. J. SL. 141 P.R.R.C.T. 10' UTILITY EASEMENT L747-L78 L77 INST, No. 20160000002288 0.P.R.R.C.T. LIS-P L73- LOS WATER LINE LESS HAT "MER" A STATE BY THIS PLAT BY THIS PLAT "WER" A STATE WERE LOSS HAT "MER" A STATE WERE LOSS HAT WERE LOSS HAT WERE LOSS HAT WERE LOSS HAT "MER" A STATE WERE LOSS HAT WERE LOSS H 1/2" IRS "WER" FROM WHICH A 1/2" IRF BEARS L15 24' FIRELANE ACCESS & UTILITY EASEMENT BY THIS PLAT -L=23.12" S88"23"48"V N15'01'E, 0.8' 1/2" IRS S88'23'48"W 418.18" 13.84 (85' WIDE RIGHT-OF-CAB. G, SL. 347 1/2" IRS "WER". S88'23'48"W 765.05 1/2" IRS "WER" N: 7021091.91 E: 2607737.55 P.R.R.C.T. S88'23'48"W L=327.97' N01'24'22"W 100.10 25' PEDESTRIAN, LANDSCAPE AND UTILITY EASEMENT R=1042.50 41.08 - LOT 1, BLOCK A-CAB. E. SLIDE 305-306 P.R.R.C.T. D=18*01'31" ROCKWALL TECHNOLOGY PARK L=166.21 CH=S7478'35"W VOL. 4785, PG. 168 D.R.R.C.T. ?=1042.50" CAB. E. SL. 306 D=9'09'06" CL=326.62' CH=S60'43'46"W P.R.R.C.T. CL=166.04 DEVELOPMENT CORPORATION 25' PEDESTRIAN, LANDSCAPE AND UTILITY EASEMENT CAB. E. SL. 305-306 P.R.R.C.T. ROCKWALL ECONOMIC DEVELOPMENT CORPORATION VOL. 2224, PG. 226 D.R.R.C.T. VOL. 2224, PG. 226 D.R.R.C.T. ALLEN FOODS INC. VOL. 6740, PG. 138 L=552.05 D.R.R.C.T. R=957.50' D=33'02'02" 1/2° IRF DISCOVERY BOULEVARD 1/2° IRF DISCOVERY BOULEVARD 1/2° IRF DISCOVERY BOULEVARD 1/2° IRF DISCOVERY BOULEVARD ROCKWALL TECHNOLOGY PARK * LEGEND * PHASE III CAB. H, SL. 273 LINE IDENTIFIED P.R.R.C.T. IN LINE TABLE CURVE IDENTIFIED CI IN CURVE TABLE (CM) CONTROLLING MONUMENT N85*05'36* IRF IRON ROD FOUND ROCKWALL TECHNOLOGY PARK IRS IRON ROD SET PHASE II YELLOW STAMPED "WER & ASSOC INC" CAB. E, SL. 306 P.R.R.C.T. 100 200 300 SCALE: 1"= 100'



SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

FINAL PLAT OF LOT 2, BLOCK A ROCKWALL TECHNOLOGY PARK, PHASE IV

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NUMBER - P2018-*** 1 LOT 34.229 ACRES

PREPARED BY:

WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 3

DATE: 3/1/2018 W.A. No. 17136

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:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SLIVEY, ABSTRACT No. 125 AND THE ROBERT BOYD RIVINE SLIVEY, ABSTRACT No. 120, BEING A PORTON OF THREE TRACTS OF LAND DESCRIBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN THE TRACTS OF LAND DESCRIBED IN DEEDS TO ROCKWALL COUNTY, TEXAS (D.R.C.C.T.), VOLUME 349S, PAGE 314, D.R.R.C.T., AND INSTRUMENT NO. 2013/00/00496918, DEDUCTOR OF ROCKWALL COUNTY, TEXAS (D.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BECONNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY INCOME OF CARTAL BOULEVARD (A VARIABLE WOITH RIGHT-OF-WAY). FROM WHICH A 1/2" IRON ROD FOUND WITH A NORTHWEST COME OF SUCO WIC BEARS IN 41465" W, 816.10 FEET SAID 1/2" FROM ROD FOUND WITH A NORTHWEST COME OF SUCO FOUND BEING THE NO. 20130000496918, OPERAC.;

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

(1) N 8977'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LETT:

(2) NORTHEASTERLY, AN ARC LENGTH OF 611.95 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 42'06'59" AND A CHORD BEARING OF N 68'13'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";

(3) S 4570'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC":

(4) N 44'49'41" E, 68.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(5) N 4570'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";

(8) N 44'49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC"; BEING THE BEGINNING OF A CURVE TO THE RIGHT:

(7) NORTHEASTERLY, AN ARC LENGTH OF 399.80 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 29°50'47" AND A CHORD BEARING OF N 59°45'04" E, 395.30 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC";

HENCE S 01'38'51" E. DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF 430.23 FEET PASSING. THE NORTHWEST CORNER OF LOT T. BLOCK A, ROCKMALL TECHNOLOGY PARK, PHASE IV. AN ADDITION TO THE CITY OF ROCKMALL ROCKMALL COUNTY, TEMAS, R.R.R.CORNO TO THE FLAT RECORDED IN CABINET J. SLIDE. 141, PLAT RECORDED S. ROCKMALL COUNTY, TEMAS, R.R.R.CORNO TO THE FLAT RECORDED IN LINE OF SAID LOT T, BLOCK A, ROCKMALL TECHNOLOGY PARK, PHASE R.R.C. CORN ALL A TOTAL DISTANCE OF 164-31. FLAT ROCKMAL TECHNOLOGY PARK, PHASE ALL A TOTAL DISTANCE OF 164-31. FLAT ROCKMAN ROCKMAN

PRENE SOUTHWESTERY, A LONG THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AT AN ARC LEVIGITI OF 308.37 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC". CONTINUING IN ALL A 1077 ARCIE OF 1807 1327.97 FEET ALONG SAID CURVE TO THE LEFT, HAMING A 500 INC". CONTINUING FEET, A DELTA ANGLE OF 1807 130 A CHORD BEARING OF 5 7418'35" W. 32.62 FEET TO 1642.50 SET WITH A CAP STAMPED "MER" & ASSOC INC". SAID IRON ROD BEING THE SOUTHEAST CORNER OF 107 IRON ROD BLOCK A, ROCKWALL TECHNOLOGY" BASE IR. AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 305, P.R.R.C.T.;

THENCE N 01°24°22" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEYARD, AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC MIC" SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL

THENCE'S 88'23'48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOOK A, ROOKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 783.05 FEET TO A 1/2" IRON ROO SET WITH A CAP STAMPED "MER & ASSOC INC";

HENCE N 01'38'51" W. DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A. ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

CITY ENGINEER

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKMALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKMALL ON THE

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.

WITNESS OUR HANDS, THIS _____DAY OF_

MAYOR, CITY OF ROCKWALL CITY SECRETARY

1, 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 ASSURANCE OR GUARANTEE THAT ANY BUILDING WITH SUCH PLAT SHALL BE APPROVED. AND AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHOT PLAT SHALL BE APPROVED. REPRESENTATION, ASSURANCE OR GUARANTEE BY THE GITY OF THE ADEQUACY AND A VAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L STRINGFELLOW, RPLS. NO. 6373 ON Morch 1, 2018, IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OP FERMIT PURPOSES, THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L STRINGFELLOW REGISTERED PUBLIC SURVEYOR STATE OF TEXAS NO. 6373 EMAIL: AdronLSOWIERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 2. BLOCK A. ROCKWALL TECHNOLOGY PARK, PHASE IV TO THE CITY OF ROCKWALL TEXAS. AND WHOSE NAME IS SUBSCRIED HERETO, HEREBY DELICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EARNS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN THE WHO HAVE A MORTGAGE OR LIEN NITEREST IN LOT 2, BLOCK A. ROCKWALL TECHNOLOGY PARK, PHASE IV 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.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRIES, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFER WITH CONSTRUCTION, MAINTENANCE OR ETILICIPICTY OF THEIR RESPECTIVE. SYSTEM ON ANY OF THESE EASEMENT STRIPS, THE RIGHT OF INGRESS OR EGRESS TO, FROM AND JOHN WILL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND JOHN SAND EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND ETHER ADDING TO 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

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES MITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DRELLING 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 COMPLED WITH ALL REQUIREMENTS OF THE SUBDIVISION THE DEVELOPER AND/OR OWNER HAS RECARDING MIRROFOLDENTS WITH RESPECT TO THE ENTIRE OF THE CITY OF THE COTY OF THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF THE STREET SHIT THE REQUIRED BASE STRUCTURES. AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE STRUCTURES OF THE STRUCTURES OF THE STRUCTURES. THE STRUCTURES OF THE STRUCTURES OF THE STRUCTURE OF THE STRUCTURES OF THE STRUCTURES. THE STRUCTURES OF THE STRUCTURES OF THE STRUCTURES OF THE STRUCTURES. THE STRUCTURES OF THE STRUCTURES OF THE STRUCTURES OF THE STRUCTURES. AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE STRUCTURES. AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE STRUCTURES. AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE STRUCTURES. AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE STRUCTURES. AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE STRUCTURES. AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE STRUCTURES. AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE STRUCTURES. AND ALLEYS ALL ACCORDING TO THE STRUCTURES. THE COUNTED HAVE CONTRACTED BY THE COUNTED HAVE OVER THE COUNTED HAVE CONTRACTED BY THE SAME WAND THE SAME WAND AND ALLEYS A

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 MIRACT OF THE SUBDIVISSION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPARED FOR THE CITY, IN Y SUCCESSORS AND ASSIGNS HEREIN WILL THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY, IN Y SUCCESSORS AND ASSIGNS HEREIN WAVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF ____

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOME INSTRUMENT, AND ME
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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

OWNER

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

EASEMENT LINE TABLE LINE BEARING DIST LI 504'31'34"E 20.04" L3 512'33'14"W 6.15 L4 512'33'14"W 194.02 L5 NO1'37'51"W 352.47 L6 S01'38'51"E 851.00 L7 S01'37'51"E 500.24" LB N88"21"09"E 730.77 Lg NO1'37'51"W 685,95 L10 N01'37'51"W 1452.Rt S01'37'54"E 580.33 N26"34"02"W 10.87 L13 NO1'38'51"W 267.50" L14 \$26'34'02"E L15 S88'21'09"W 466.44 1.16 S01'37'51"E 1452.83" S88*21*09*W 79.79" L18 S88"21"09"W 730.77 L19 S88"21"08"W 139.54 L20 N01'38'51"W 851.00" L21 S88'21'13"W 40.30

	EASEMENT LINE	TABLE	1		EASEMENT LINE	TARIE
LIN	E BEARING	DIST	1	LIN	1	DIST
L2.	N12'33'14"E	200.17	1	14		
L2-	NO4'31'34"N	19.40		L40		
L26	N88"22"09"E	12.91"	1	147		-
L27	S01'37'51"E	15.00	ne	L48	000 10 02 E	1
L28	S88"22"09"W	12.91	1	L45	110021142	0.000
L29			1	L50	1100 21 37 2	14100
L30	S88*21*13*W	-	1	-	1107 30 37 #	1,100
L31	N46'39'21"W	770100		L51	S88*21'09*W	12.50
L32		50.07		L52	S88'22'09"W	101.01"
-	HOLDL OL M	957.98		L53	S01'37'51"E	35.00
L33	N37'58'59"E	83.03"		L54	N88"22"09"E	101.01"
L34	N67'58'59"E	232.29"		L55	S88"22"09"W	12.58'
L35	N56'43'59"E	105.50'		L56	N01'37'51"W	15.00'
L36	\$3376'01"E	61.68*		L57	N88"22"09"E	12.57
L37	N88"21"14"E	380.50"		L58	N88*22'07*F	46,79
L38	S46'32'24"E	10.84"		L59	N43'20'39'E	1.98'
L39	N88"22"09"E	35.91'		160	N46'39'21"W	20.07
L40	N01*37*51*W	402.47		L61	N01'37'51"W	1 7700
L41	N37'58'59"E	94.84		L62	S88*22'09*W	555.99"
L42	N67'58'59"E	197.30'	- 1	L63		35.91'
143	N67'26'02"E	39.03"	1	-	NO1'38'47"W	10.00
	20 02 2	53.05	- L	L64	S88'21'13"W	627.33

103.53

78.62"

376.98

FINAL-PLAT-LOLLICUP-17136

FIE

AARONLS

BY:

SAVED

M

3/1/2018

SAVED:

	EASEMENT LINE	TABLE
LINE	BEARING	DIST
L65	S01'38'47"E	10.00
L66	N01'38'29"W	3.50
L67	S88*21'09*W	421.70
L68	N46'39'21"W	20.07
L69	S43'20'39"W	10.20
L70	S88*22'07*W	46.13"
L71	S01'38'37"E	15.50"
L72	S88*22'09*W	15.00
L73	N01'38'37"W	15.49'
L74	N01'38'51"W	3.50*
1.75	S88*21'09*W	139.53"
176	S01'38'29"E	3.50'
.77	S88'21'27"W	112.55*
.78	S01'38'51"E	3.50
.79	S88*22*09*W	16.39"
.80	NO1'37'51"W	15,00'
.81	N88"22"09"E	12.93"
82	S01'38'51"E	55.83"
83	\$23'27'55'E	26.49"
85	501'38'51"E	57.75'

EA	SEMENT LINE T	ABLE
LINE	BEARING	DIST
L86	S23'27'55"E	28.27
L88	N23'27'55"W	32.11
L89	NO1'38'51"W	61.61

1015 97	EASEMENT CURVE TABLE			TABLE	
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
Ct	16.10	54.00"	17'04'48'	S04'00'50"W	16.04
C2	7.44	30.00*	1472'05"	S05'27'12"W	7.42
ಚ	47.12	30.00	90'00'00'	S46'38'51"E	42.43
C4	119.36	76.00	89"59"00"	N43'21'39'E	107.46
C5	15.67"	36.00*	24'56'11"	N14'05'57"W	15.54
C6	26.11"	60.00	24'56'11"	S14'05'57"E	25.91
C7	157.05*	99.98'	90'00'12"	S43'21'54"W	141.39
C8	84.82*	54.00"	90'00'00"	N46'38'51"W	76.37
C9	13.38	54.00'	1472'05"	N05'27'12"E	13.35
C10	8.94"	30.00	17'04'48"	NO4'00'50"E	8.91
C11	10.00*	1042.50*	0'32'59"	S67'23'32"W	10.00
C12	20.00"	1042.50	1'05'57"	S66'34'04"W	20.00'
C13	24.01"	767.50	1'47'32"	N64'36'57"E	24.01"
C14	20.00*	832.50*	1'22'35"	N56'48'03"E	20.00'
C15	24.01"	832.50	1'39'09"	N83'57'11"E	24.01
C16	65.47	832.50'	4'30'21"	N87'01'56"E	65.45
C17	129.96"	832.50"	8'56'39"	N51'38'27"E	129.82'
C18	122.73"	767.50*	909'45"	N70'05'35*E	122.60
C19	372.51	832.50'	25'38'16"		369.41

FINAL PLAT OF LOT 2, BLOCK A ROCKWALL TECHNOLOGY PARK, PHASE IV

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2018-***

1 LOT 34.229 ACRES

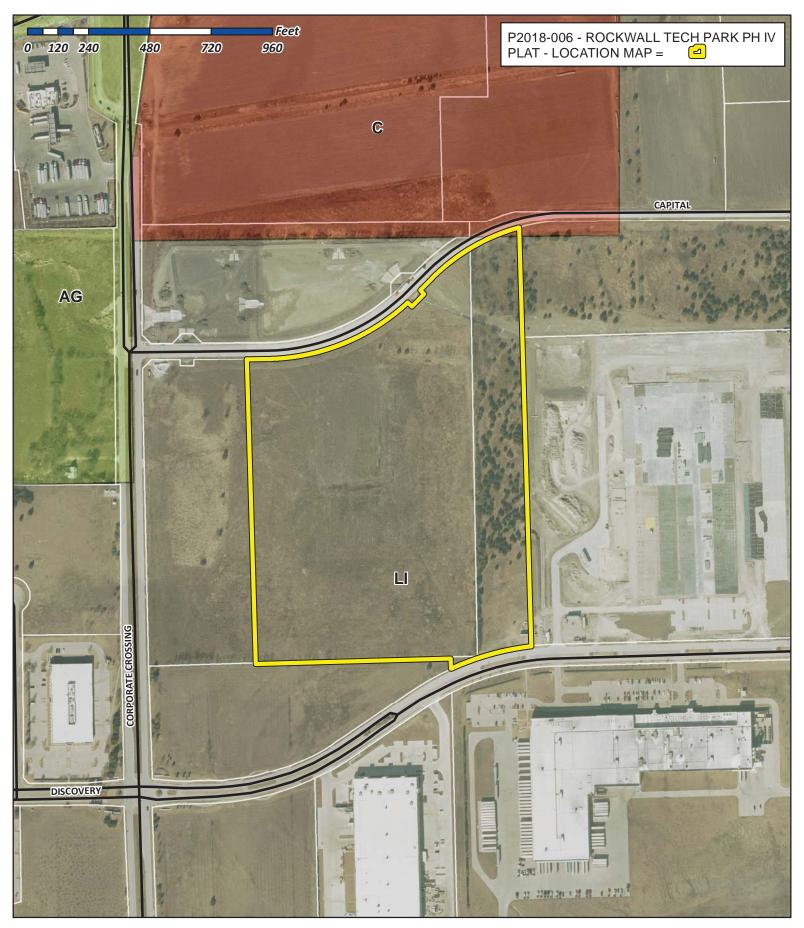
PREPARED BY:

//// WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 3 OF 3

DATE: 3/1/2018 W.A. No. 17136





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

PREPARED BY:

M WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

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SHEET 1 OF 3

DATE: 2/28/2018 W.A. No. 17136

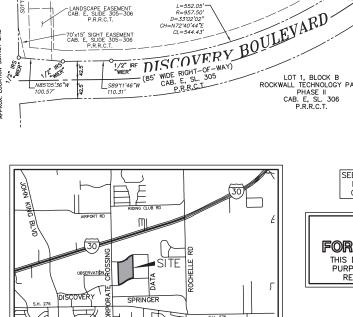
2/28/2018

100

200

SCALE: 1"= 100'

300



VICINITY MAP

NOT TO SCALE

N85°05'36"W

VOL. 2224, PG. 226 D.R.R.C.T.

L=552.05' R=957.50' D=33'02'02"

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

ROCKWALL TECHNOLOGY PARK PHASE II

FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

<u>OWNER</u>

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

SURVEYOR

ALLEN FOODS INC. VOL. 6740, PG. 138 D.R.R.C.T.

LOT 2, BLOCK B ROCKWALL TECHNOLOGY PARK

PHASE III

CAB. H, SL. 273

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

FINAL PLAT OF LOT 2, BLOCK A **ROCKWALL TECHNOLOGY** PARK, PHASE IV

C1

(CM)

IRF

IRS

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2018-***
1 LOT 34.229 ACRES

PREPARED BY: **WIER & ASSOCIATES, INC.** ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 3

DATE: 2/28/2018 W.A. No. 17136

* LEGEND *

LINE IDENTIFIED

IN LINE TABLE

CURVE IDENTIFIED IN CURVE TABLE

IRON ROD FOUND

IRON ROD SET YELLOW STAMPED
"WIER & ASSOC INC"

CONTROLLING MONUMENT

FINAL-PLAT-LOLLICUP-17136.DWG 9. SAVED Ā 5:39 SAVED: 2/28/2018 LAST WER-SURVEY.STB STB FILE: 2/28/2018 PRINTED:

TABLE

DIST

103 53

8.13

78.62

376.98

12.50

15.00'

12.50

101.01 35.00

101.01

12.58

15.00

12.57'

46.79

3.98'

20.07

555 99

35.91

10.00'

627.33

FILE STB 2/28/2018

PRINTED:

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:

BEING A TRACT OF LAND LOCATED IN THE JUNH H.B. JONES SUPEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRWINE SUREY, ABSTRACT No. 120. BEING A PORTION OF THREE TRACTS OF LAND BESORBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2224, PAGE 228, DEED RECORDS, ROCKWALL COUNTY, TEAMS OR.R.C.T.), VOLUME 3495, PAGE 314, D.R.R.C.T., AND INSTRUMENT No. 20130000496918, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), 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" IN THE SOUTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEARS A 14485" W. 61.01 FEET, SAID 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID ROCKWALL ECONOMIC DEVELOPMENT TRACT RECORDED IN INSTRUMENT NO. 2013/000/049918, O.P. R.C.T.;

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

- (1) N 89'7'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (2) NORTHEASTERLY, AN ARC LENGTH OF 611.95 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 82.50 FEET, A DELTA ANGLE OF 420659 AND A CHORD BEARING OF N 681337° E, 598.26 FEET TO A 1/2" IRON ROOF DOUND WITH A CAP STAMPED "WER" & ASSOC INC;
- (3) S 4510'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";
- (4) N 44'49'41" E, 68.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (5) N 4510'19" W. 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC":
- (6) N 44'49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC"; BEING THE BEGINNING OF A CURVE TO THE RIGHT:

(7) NORTHEASTERLY, AN ARC LENGTH OF 399.80 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 2950 47° AND A CHORD BEARING OF N 59°45°04° E, 395.30 FEET TO A 1/2° IRON ROO SET WITH A CAP STAMPED "MER & ASSOCI INC."

THENCE S 0138'51" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF ADD. STATE OF ASSAUCT THE NORTHWEST CORNER OF LOTT. BECOCK A MOCKMALL TECHNOLOGY PARK, PRASE IV, ASSAULT OF ASSAULT THE NORTHWEST CORNER OF LOTT. BECOCK ASSAULT OF ASSAULT

THENCE SOUTHWESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AT AM ARC LENGTH OF 206.37 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF \$2.279 FEET ALONG STAM CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANOLE OF 18013" AND A CHORD BEARING OF \$7418"35" W, 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", SAID RON ROD BEENOT THE SOUTHEAST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 305, P.R.R.C.T.;

THENCE N 01'24'22" W. DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE 1.

THENCE S 88"23"48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WHER & ASSOC INC";

THENCE N 01'38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL PLANNING AND ZONING COMMISSION, CHAIRMAN 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 $^{\rm CL}$ DAY OF $^{\rm CL}$ OR . 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. WITNESS OUR HANDS, THIS ____DAY OF__ MAYOR, CITY OF ROCKWALL CITY SECRETARY CITY ENGINEER

1. 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 CLARANTEE THAT ANY BUILDING WITHIN SLOCY PLAT SHALL BE APPROVAD. AND AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR CUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83—24.

SURVEYOR'S CERTIFICATION:

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REMEW UNDER THE AUTHORITY OF ARRON L. STRINGFELLOW, RPLS. NO. 6373 ON February 28, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PÉRUIT PURPOSES, THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR STATE OF TEXAS NO. 6373 EMAIL: AgronLS@WIERASSOCIATES.COM

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 2, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV 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 THEREM EXPRESSED. I PURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 2, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV HAVE BEEN NOTIFIED AND SORDED 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 RICHT 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 INTERFER 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 RICHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SALD EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR ESPECTIVE 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 6. NO PUGSE UMERING UNIT, OR OTHER PERSON UNIT. THE DEVELOPER AND/OR OWNER HAS HAD ADDITION BY THE OWNER OR ANY OTHER PERSON UNIT. THE DEVELOPER AND/OR OWNER HAS COMPLED WITH ALL REQUIREMENTS OF THE SUBDIVISION REQULATIONS OF THE CITY OF ROCKWALL RECARDING 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 PAYING, CURB AND GUTTER, WAITER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM STRUCTURES, STORM STRUCTURES, 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 UNTIL AN ESCROW DEPOST, 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 MITH 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 SECROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLICATED TO MAKE SUCH IMPROVEMENTS ITSELF, SUCH DEPOST MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROORESS PAYMENTS AS THE WORK PROORESSES 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 INSTALATION 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 RECOURDED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY, MY SUCCESSORS AND ASSIGNS HEREBY WAVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE DAY OF, 2018:	
FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION	
ÖWNER	
STATE OF TEXAS	
COUNTY OF ROCKWALL	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOW	N 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 THISDAY OF,2018.	

OWNER

PRINTED NAME

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

E	ASEMENT LINE	EA		
LINE	BEARING	DIST	LINE	
L1	S04°31′34″E	20.04'	L22	
L3	S12°33'14"W	6.15'	L24	
L4	S12'33'14"W	194.02'	L26	
L5	NO1*37*51*W	352.47'	L27	
L6	S01"38"51"E	851.00"	L28	
L7	S01*37'51"E	500.24'	L29	
L8	N88°21'09"E	730.77*	L30	
L9	NO1*37'51"W	685.95'	L31	
L10	N01*37*51*W	1452.81*	L32	
L11	S01*37'54"E	580.33'	L33	
L12	N26'34'02"W	10.87*	L34	
L13	NO1"38"51"W	267.50"	L35	
L14	S26'34'02"E	10.37*	L36	
L15	S88°21'09"W	466.44'	L37	
L16	S01*37'51"E	1452.83'	L38	
L17	S88"21'09"W	79.79'	L39	
L18	S88*21'09*W	730.77*	L40	
L19	S88"21"08"W	139.54'	L41	
L20	N01'38'51"W	851.00°	L42	
L21	S88"21"13"W	40.39'	L43	

SEMENT LINE	TABLE	EA	SEMENT LINE
BEARING	DIST	LINE	BEARING
N12'33'14"E	200.17*	L44	N56'43'59"E
NO4'31'34"W	19.40'	L45	N3375'37"W
N88°22'09"E	12.91'	L47	S3376'02"E
S01'37'51"E	15.00*	L48	N88°21'14"E
S88*22'09*W	12.91'	L49	N88°21'57"E
S43*21'39"W	60.00*	L50	NO1*38'37"W
S88'21'13"W	710.63	L51	S88'21'09"W
N46'39'21"W	38.57	L52	S88°22'09"W
N01°37°51″W	957.98'	L53	S01°37'51"E
N37*58'59"E	83.03'	L54	N88'22'09"E
N67*58'59"E	232.29'	L55	S88"22'09"W
N56°43'59"E	105.50	L56	NO1'37'51"W
S3376'01"E	61.68'	L57	N88'22'09"E
N88°21'14"E	380.50'	L58	N88'22'07"E
S46'32'24"E	10.84*	L59	N43'20'39"E
N88°22'09"E	35.91'	L60	N46'39'21"W
N01*37*51**W	402.47'	L61	NO1'37'51"W
N37*58'59″E	94.84'	L62	S88°22'09"W
N67*58'59″E	197.30'	L63	N01*38'47"W
N67°26'02"E	39.03	L64	S88"21"13"W

EASEMENT LINE TABLE				
LINE	BEARING	DIST		
L65	S01'38'47"E	10.00'		
L66	NO1*38'29"W	3.50'		
L67	S88°21'09"W	421.70'		
L68	N46*39*21*W	20.07		
L69	S43'20'39"W	10.20'		
L70	S88'22'07"W	46.13'		
L71	S01:38'37"E	15.50'		
L72	S88'22'09"W	15.00'		
L73	N01*38'37"W	15.49'		
L74	NO1"38'51"W	3.50'		
L75	S88*21'09"W	139.53'		
L76	S01'38'29"E	3.50*		
L77	S88*21'27"W	112.55'		
L78	S01*38'51"E	3.50'		
L79	S88*22'09"W	16.39'		
L80	N01*37'51"W	15.00'		
L81	N88*22'09"E	12.93'		
L82	S01*38'51"E	55.83'		
L83	S23'27'55"E	26.49'		
L85	S01'38'51"E	57.75'		

EA.	ABLE	
LINE	DIST	
L86	S23'27'55"E	28.27*
L88	N23'27'55"W	32.11'
L89	N01*38'51"W	61.61'

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	16.10*	54.00'	17*04'48"	S04'00'50"W	16.04'
C2	7.44'	30.00*	1472'05"	S05'27'12"W	7.42'
C3	47.12'	30.00'	90000'00"	S46'38'51"E	42.43'
C4	119.36	76.00'	89*59'00"	N43°21'39"E	107.46
C5	15.67'	36.00'	24'56'11"	N14"05'57"W	15.54'
C6	26.11'	60.00'	24'56'11"	S14°05'57"E	25.91'
C7	157.05	99.98'	90'00'12"	S43'21'54"W	141.39
C8	84.82'	54.00'	9000000"	N46'38'51"W	76.37
C9	13.38*	54.00°	1472'05"	N05*27'12"E	13.35*
C10	8.94'	30.00*	17'04'48"	N04'00'50"E	8.91
C11	10.00'	1042.50'	0'32'59"	S67'23'32"W	10.00'
C12	20.00*	1042.50	1'05'57"	S66'34'04"W	20.00'
C13	24.01'	767.50'	1'47'32"	N64'36'57"E	24.01'
C14	20.00*	832.50'	1'22'35"	N56'48'03"E	20.00'
C15	24.01'	832.50'	1'39'09"	N83'57'11"E	24.01'
C16	65.47"	832.50'	4'30'21"	N87'01'56"E	65.45
C17	129.96*	832.50°	8'56'39"	N51°38'27"E	129.82
C18	122.73'	767.50'	9'09'45"	N70'05'35"E	122.60'
C19	372.51	832.50	25'38'16"	N7018'29"E	369.41"

EASEMENT CURVE TABLE CURVE ARC RADIUS DELTA BEARING DIST

FINAL PLAT OF LOT 2, BLOCK A ROCKWALL TECHNOLOGY PARK, PHASE IV

BEING 34.229 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2018-***
1 LOT 34.229 ACRES

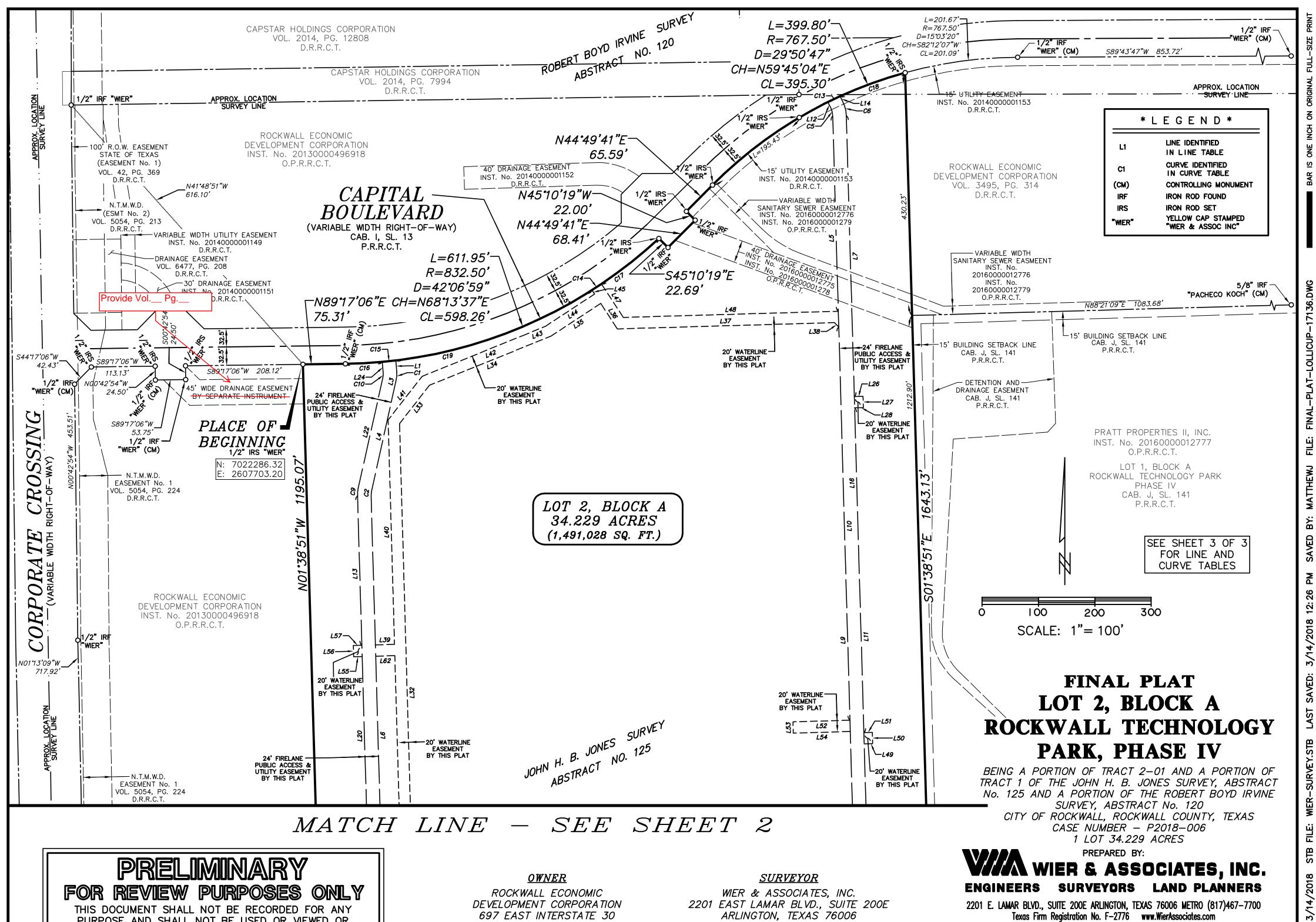
PREPARED BY:

/// WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 3 OF 3

DATE: 2/28/2018 W.A. No. 17136



PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER

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

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

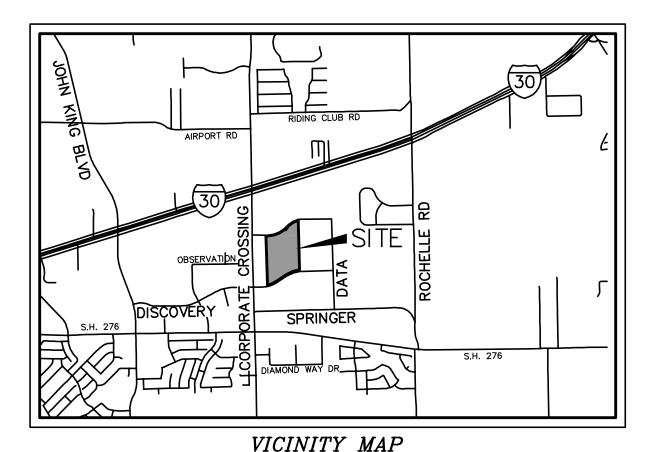
SHEET 1 OF 3

DATE: 3/14/2018 W.A. No. 17136

100

SCALE: 1"= 100'

200



NOT TO SCALE

P.R.R.C.T.

70'x15' SIGHT EASEMENT CAB. E, SLIDE 305—306

N85°05'36"W

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

ROCKWALL TECHNOLOGY PARK

CAB. E, SL. 306

P.R.R.C.T.

PRELIMINARY FOR REVIEW PURPOSES ONLY

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

SURVEYOR

CAB. H, SL. 273

P.R.R.C.T.

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

FINAL PLAT LOT 2, BLOCK A **ROCKWALL TECHNOLOGY** PARK, PHASE IV

(CM)

IRF

IRS

"WER"

BEING A PORTION OF TRACT 2-01 AND A PORTION OF TRACT 1 OF THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND A PORTION OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2018-006 1 LOT 34.229 ACRES

PREPARED BY: WITH & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 3

DATE: 3/14/2018 W.A. No. 17136

CURVE IDENTIFIED

IN CURVE TABLE

IRON ROD FOUND

"WER & ASSOC INC"

₫

LAST SAVE

STB FILE: WIER-SURVEY.STB

PRINTED: 3/14/2018

IRON ROD SET YELLOW STAMPED

CONTROLLING MONUMENT

OWNER ROCKWALL ECONOMIC WHEREAS 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:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120, BEING A PORTION OF THREE TRACTS OF LAND DESCRIBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), VOLUME 3495, PAGE 314, D.R.R.C.T., AND INSTRUMENT No. 20130000496918, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LINE OF CAPITAL BOULEVARD (A VARIABLE WITH A CAP STAMPED "WER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC" BEARS N 41"48'51" W, 616.10 FEET, SAID 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID ROCKWALL ECONOMIC DEVELOPMENT TRACT RECORDED IN INSTRUMENT No. 20130000496918, O.P.R.R.C.T.; BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY

THENCE ALONG THE SOUTH RIGHT—OF—WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

(1) N 8977'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHEASTERLY. AN ARC LENGTH OF 611.95 FEET ALONG SAID CURVE TO THE LEFT. HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 42°06'59" AND A CHORD BEARING OF N 68"3'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(3) S 45%0'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";

(4) N 44°49°41" E, 68.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(5) N 4510'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(6) N 44'49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC"; BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(7) NORTHEASTERLY, AN ARC LENGTH OF 399.80 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 29°50'47" AND A CHORD BEARING OF N 59°45'04" E, 395.30 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 01°38'51" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF 430.23 FEET PASSING THE NORTHWEST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET J, SLIDE. 141, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, IN ALL A TOTAL DISTANCE OF 1643.13 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WAR & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (SEE FOOT WIDE RICHT OF WAY). SAID IRON ROD BEING THE SOUTHWEST CORNER. OF DISCOVERY BOULEVARD (85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AT AN ARC LENGTH OF 206.37 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF 327.97 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 18"01"31" AND A CHORD BEARING OF S 74"18"35" W, 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 305, P.R.R.C.T.;

THENCE N 01°24'22" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AND ALONG
THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II;

THENCE S 88°23'48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC":

THENCE N 01°38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

<u>APPROVED</u>

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 _, *2018*.

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.

WITNESS OUR HANDS, THIS _____,2018.

MAYOR, CITY OF ROCKWALL CITY SECRETARY

DATE

CITY ENGINEER

GENERAL NOTES:

1. 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, NOT 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 CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON March 14, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.'

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS NO. 6373 EMAIL: AaronLS@WIERASSOCIATES.COM 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 2, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV 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 LOT 2, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV 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 2. ANT 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 REPROSECTIVE 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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2018:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

OWNER

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

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

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____DAY OF__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

<u>OWNER</u>

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700

FAX: (817) 467-7713

Ε	EASEMENT LINE TABLE				
LINE	BEARING	DIST			
L1	S04°31′34″E	20.04'			
L3	S12°33'14"W	6.15'			
L4	S12°33′14″W	194.02'			
L5	N01°37°51"W	<i>345.80</i> °			
L6	S01°38'51"E	<i>851.00</i> ′			
L7	S01°37'51"E	497.74'			
L8	N88°21'09"E	730.77*			
L9	N01°37'51"W	690.17			
L10	N01°37°51″W	1452.81			
L11	S01°37′54″E	<i>575.33</i> ′			
L12	N26°34'02"W	10.87'			
L13	N01°38'52"W	265.00°			
L14	S26'34'02"E	10.37'			
L15	S88'21'09"W	463.94			
L16	S01°37'51"E	1452.83'			
L17	S88°21′09″W	79.79'			
L18	S88°21'09"W	730.77			
L19	S88°21'09"W	137.04'			
L20	N01°38'51"W	851.00°			
L21	S88°21'13"W	40.39'			

EA	SEMENT LINE	TABLE
LINE	BEARING	DIST
L22	N12°33'14"E	200.17
L24	NO4'31'34"W	19.40'
L26	N88°22'09"E	15.41'
L27	S01°37'51"E	20.00
L28	S88°22'09"W	15.41
L29	S43°21'39"W	60.00'
L30	S88°21'13"W	710.63
L31	N46'39'21"W	41.40'
L32	N01°37°51″W	953.56
L33	N37°58'59"E	86.17'
L34	N67°58'59"E	232.29'
L35	N56°43'59"E	105.50'
L36	S3376'01"E	53.86'
L37	N88°21'10"E	<i>384.60</i> ′
L38	S46'32'24"E	10.84
L39	N88°21'09"E	33.92'
L40	N01°37'51"W	397.56
L41	N37°58'59"E	97.98'
L42	N67°58'59"E	197.30'
L43	N67°26'02"E	39.03'

EA	EASEMENT LINE TABLE				
LINE	BEARING	DIST			
L44	N56°43'59"E	103.53'			
L45	N3375'37"W	8.13°			
L47	S3376'02"E	70.80'			
L48	N88°21'09"E	<i>381.08</i> ′			
L49	N88°21'57"E	15.00'			
L50	N01°38′37″W	20.00'			
L51	S88°21'09"W	15.00'			
L52	S88°22'08"W	101.01			
L53	S01°37'51"E	20.00'			
L54	N88°22'08"E	101.01			
L55	S88°22'09"W	15.08'			
L56	NO1°37°51"W	20.00'			
L57	N88°22'09"E	15.07'			
L58	N88°22'07"E	46.03'			
L59	N43°20'39"E	2.95'			
L60	N46°39'21"W	20.40'			
L61	NO1°37°51"W	<i>551.50</i> ′			
L62	S88°22'09"W	33.91'			
L63	N01°38'47"W	10.00'			
L64	S88°21'13"W	627.33'			

EASEMENT LINE TABLE			
LINE	BEARING	DIST	
L65	S01'38'47"E	10.00'	
L66	N01°38'48"W	<i>3.50</i> ′	
L67	S88°21'09"W	419.19	
L68	N46'39'21"W	17.57'	
L69	S43°20'39"W	11.23'	
L70	S88°22'07"W	44.76'	
L71	S01°38'48"E	18.00'	
L72	S88°22'09"W	20.00'	
L73	N01°38′48″W	17.99'	
L74	NO1°38'51"W	3.50'	
L75	S88°21'09"W	137.04'	
L76	S01°38'48"E	<i>3.50</i> ′	
L77	S88°21'27"W	112.55	
L78	S01°38'51"E	<i>3.50</i> ′	
L79	S88°22'09"W	19.93'	
L80	N01°37'51"W	20.00'	
L81	N88°22'09"E	15.28'	
L82	S01°38'51"E	55.83'	
L83	S23°27'55 " E	26.49'	
L85	S01°38'51"E	<i>57.75</i> ′	

EA.	SEMENT LINE T	NE TABLE		
LINE	BEARING	DIST		
L86	S23°27'55 " E	28.27		
L88	N23°27'55"W	32.11		
L89	N01°38′51″W	61.61		

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	16.10'	54.00'	17°04'48"	S04°00'50"W	16.04'
C2	7.44'	30.00'	1472'05"	S05°27'12"W	7.42'
<i>C3</i>	47.12'	30.00'	90°00'00"	S46'38'51"E	42.43'
C4	119.36	76.00'	89°59'00"	N43°21'39"E	107.46
<i>C5</i>	15.67	36.00'	24°56'11"	N14°05'57"W	15.54'
C6	26.11'	60.00'	24°56′11″	S14°05'57"E	25.91'
<i>C7</i>	157.05'	99.98'	90'00'12"	S43°21'54"W	141.39'
C8	84.82'	54.00'	9000000"	N46'38'51"W	76.37'
C9	13.38*	54.00'	1472'05"	N05'27'12"E	13.35'
C10	8.94'	30.00'	17*04'48*	N04°00'50"E	8.91'
C11	10.00'	1042.50'	0*32'59"	S67°23'32"W	10.00'
C12	20.00'	1042.50'	1°05'57"	S66'34'04"W	20.00*
C13	24.01'	767.50'	1'47'32"	N64'36'57"E	24.01'
C14	20.00'	832.50'	1'22'35"	N56'48'03"E	20.00'
C15	24.01'	832.50'	1:39'09"	N83'57'11"E	24.01'
C16	65.47'	832.50'	4'30'21"	N87'01'56"E	65.45'
C17	129.96'	832.50	8'56'39"	N51°38'27"E	129.82'
C18	122.73'	767.50'	9'09'45"	N70°05'35"E	122.60'
C19	372.51'	832.50'	25'38'16"	N7018'29"E	369.41

FINAL PLAT LOT 2, BLOCK A **ROCKWALL TECHNOLOGY** PARK, PHASE IV

BEING A PORTION OF TRACT 2-01 AND A PORTION OF TRACT 1 OF THE JOHN H. B. JONES SURVEY. ABSTRACT No. 125 AND A PORTION OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NUMBER - P2018-006 1 LOT 34.229 ACRES

PREPARED BY:

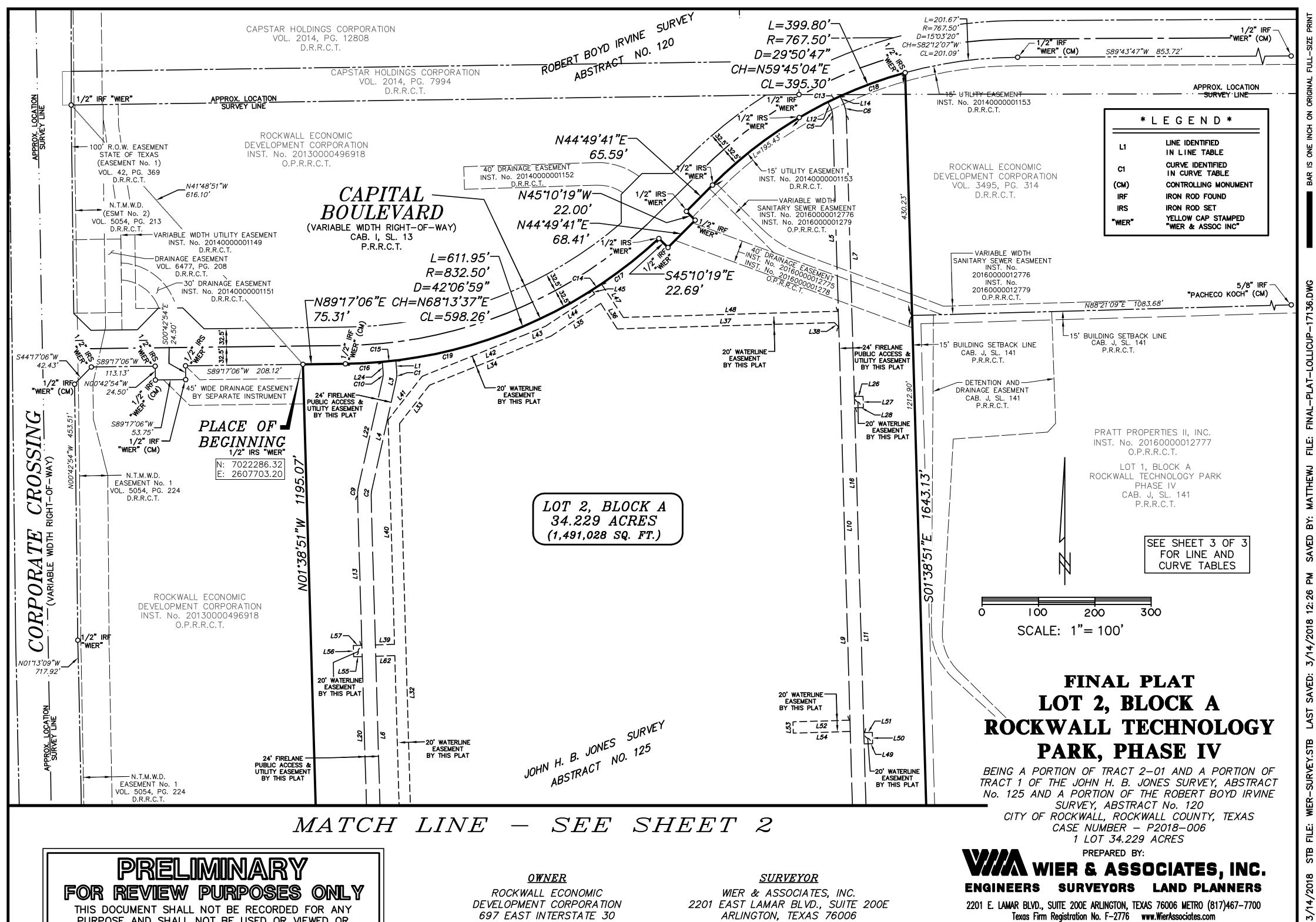
WALWIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 3 OF 3

DATE: 3/14/2018 W.A. No. 17136

MATTHEWJ 3/14/2018



PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

WIER & ASSOCIATES, INC. **ENGINEERS** SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

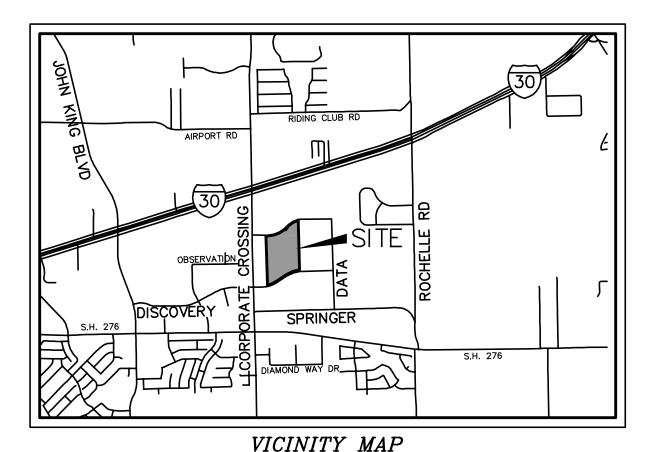
SHEET 1 OF 3

DATE: 3/14/2018 W.A. No. 17136

100

SCALE: 1"= 100'

200



NOT TO SCALE

P.R.R.C.T.

70'x15' SIGHT EASEMENT CAB. E, SLIDE 305—306

N85°05'36"W

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

ROCKWALL TECHNOLOGY PARK

CAB. E, SL. 306

P.R.R.C.T.

PRELIMINARY FOR REVIEW PURPOSES ONLY

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

SURVEYOR

CAB. H, SL. 273

P.R.R.C.T.

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

FINAL PLAT LOT 2, BLOCK A **ROCKWALL TECHNOLOGY** PARK, PHASE IV

(CM)

IRF

IRS

"WER"

BEING A PORTION OF TRACT 2-01 AND A PORTION OF TRACT 1 OF THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND A PORTION OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2018-006 1 LOT 34.229 ACRES

PREPARED BY: WITH & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 3

DATE: 3/14/2018 W.A. No. 17136

CURVE IDENTIFIED

IN CURVE TABLE

IRON ROD FOUND

"WER & ASSOC INC"

₫

LAST SAVE

STB FILE: WIER-SURVEY.STB

PRINTED: 3/14/2018

IRON ROD SET YELLOW STAMPED

CONTROLLING MONUMENT

OWNER ROCKWALL ECONOMIC WHEREAS 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:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120, BEING A PORTION OF THREE TRACTS OF LAND DESCRIBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), VOLUME 3495, PAGE 314, D.R.R.C.T., AND INSTRUMENT No. 2013/00/0496918, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEARS N 41"48"51" W, 616.10 FEET, SAID 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID ROCKWALL ECONOMIC DEVELOPMENT TRACT RECORDED IN INSTRUMENT No. 20130000496918, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH RIGHT—OF—WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

(1) N 8977'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHEASTERLY. AN ARC LENGTH OF 611.95 FEET ALONG SAID CURVE TO THE LEFT. HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 42°06'59" AND A CHORD BEARING OF N 68"3'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(3) S 45%0'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";

(4) N 44°49°41" E, 68.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(5) N 4510'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(6) N 44'49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC"; BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(7) NORTHEASTERLY, AN ARC LENGTH OF 399.80 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 29°50'47" AND A CHORD BEARING OF N 59°45'04" E, 395.30 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 01°38'51" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF 430.23 FEET PASSING THE NORTHWEST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET J, SLIDE. 141, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, IN ALL A TOTAL DISTANCE OF 1643.13 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WAR & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (SEE FOOT WIDE RICHT OF WAY). SAID IRON ROD BEING THE SOUTHWEST CORNER. OF DISCOVERY BOULEVARD (85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY. ALONG THE NORTH RIGHT—OF—WAY LINE OF SAID DISCOVERY BOULEVARD. AT AN ARC LENGTH OF 206.37 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF 327.97 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 18'01'31" AND A CHORD BEARING OF S 74'18'35" W, 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 305, P.R.R.C.T.;

THENCE N 01°24'22" W, DEPARTING THE NORTH RIGHT—OF—WAY LINE OF SAID DISCOVERY BOULEVARD, AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II;

THENCE S 88°23'48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC":

THENCE N 01°38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

DATE

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

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.

WITNESS OUR HANDS, THIS _____,2018.

MAYOR, CITY OF ROCKWALL CITY SECRETARY

CITY ENGINEER

GENERAL NOTES:

1. 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, NOT 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 CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON March 14, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.'

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS NO. 6373 EMAIL: AaronLS@WIERASSOCIATES.COM 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 2. BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV 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 LOT 2, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV 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 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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2018:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

OWNER

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____DAY OF__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

<u>OWNER</u>

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

SURVEYOR

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700

FAX: (817) 467-7713

EASEMENT LINE TABLE EASEMENT LINE TABLE DIST LINE **BEARING BEARING** S04°31′34″E 20.04 L22 N12°33'14"E *S12'33'14"*W 6.15 L24 NO4'31'34"W L4 L26 S12°33'14"W 194.02' N88°22'09"E L5 NO1:37'51"W 345.80 L27 S01'37'51"E S01°38'51"E L28 S88°22'09"W L6 851.00° 497.74 L29 S43°21'39"W S01°37'51"E L8 L30 S88°21'13"W N88°21'09"E 730.77 L31 L9 690.17 N46'39'21"W NO1*37'51"W L32 L10 NO1°37°51"W 1452.81 NO1°37°51"W L33 N37°58'59"E L11 S01°37′54″E *575.33*¹ L12 N26'34'02" 10.87 L34 N67°58'59"E L13 L35 NO1"38'52"V 265.00° N56°43'59"E L14 S26'34'02"E 10.37 L36 S3316'01"E L37 L15 N88°21'10"E S88°21'09"\ 463.94 L16 L38 S46'32'24"E S01°37'51"E 1452.83 L39 L17 S88'21'09"\ 79.79' N88°21'09"E L18 S88°21'09"\ 730.77 L40 NO1°37'51"W L19 L41 S88'21'09"\ 137.04 N37°58'59"E L20 NO1°38'51"W 851.00 L42 N67°58'59"E L21 S88°21'13"W 40.39 L43 N67°26'02"E

L3

L7

EASEMENT LINE TABLE				
LINE	BEARING	DIST		
L44	N56°43'59"E	103.53'		
L45	N3375'37"W	8.13°		
L47	S3376'02"E	70.80'		
L48	N88°21'09"E	381.08'		
L49	N88°21'57"E	15.00'		
L50	N01°38′37″W	20.00'		
L51	S88°21'09"W	15.00'		
L52	S88°22'08"W	101.01'		
L53	S01°37'51"E	20.00'		
L54	N88°22'08"E	101.01'		
L55	S88°22'09"W	15.08'		
L56	NO1°37°51″W	20.00'		
L57	N88°22'09"E	15.07'		
L58	N88°22'07"E	46.03'		
L59	N43°20'39"E	2.95'		
L60	N46'39'21"W	20.40'		
L61	NO1°37°51″W	551.50°		
L62	S88°22'09"W	33.91'		
L63	N01°38'47"W	10.00*		
L64	S88°21'13"W	627.33'		

EASEMENT LINE TABLE				
LINE	BEARING	DIST		
L65	S01°38'47"E	10.00'		
L66	N01°38′48″W	<i>3.50</i> ′		
L67	S88°21'09"W	419.19		
L68	N46'39'21"W	17.57'		
L69	S43°20'39"W	11.23'		
L70	S88°22'07"W	44.76'		
L71	S01°38'48"E	18.00'		
L72	S88°22'09"W	20.00'		
L73	N01°38′48″W	17.99'		
L74	NO1°38'51"W	3.50'		
L75	S88°21'09"W	137.04'		
L76	S01°38'48"E	3.50'		
L77	S88°21'27"W	112.55'		
L78	S01'38'51"E	3.50'		
L79	S88°22'09"W	19.93'		
L80	N01°37'51"W	20.00'		
L81	N88°22'09"E	15.28'		
L82	S01'38'51"E	55.83'		
L83	S23°27'55"E	26.49'		
L85	S01'38'51"E	<i>57.75</i> ′		

	EA.	SEMENT LINE T	ABLE
	LINE	BEARING	DIST
	L86	S23°27'55 " E	28.27
	L88	N23°27'55"W	32.11
	L89	N01°38′51″W	61.61
•		•	

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	16.10'	54.00'	17°04'48"	S04°00'50"W	16.04'
C2	7.44'	30.00'	1472'05"	S05°27'12"W	7.42'
<i>C3</i>	47.12'	30.00'	90°00'00"	S46'38'51"E	42.43'
C4	119.36	76.00'	89°59'00"	N43°21'39"E	107.46
<i>C5</i>	15.67	36.00'	24°56'11"	N14°05'57"W	15.54'
C6	26.11'	60.00'	24°56′11″	S14°05'57"E	25.91'
<i>C7</i>	157.05'	99.98'	90'00'12"	S43°21'54"W	141.39'
C8	84.82'	54.00'	9000000"	N46'38'51"W	76.37'
C9	13.38*	54.00'	1472'05"	N05'27'12"E	13.35'
C10	8.94'	30.00'	17*04'48*	N04°00'50"E	8.91'
C11	10.00'	1042.50'	0*32'59"	S67°23'32"W	10.00'
C12	20.00'	1042.50'	1°05'57"	S66'34'04"W	20.00*
C13	24.01'	767.50'	1'47'32"	N64'36'57"E	24.01'
C14	20.00'	832.50'	1'22'35"	N56'48'03"E	20.00'
C15	24.01'	832.50'	1:39'09"	N83'57'11"E	24.01'
C16	65.47'	832.50'	4'30'21"	N87'01'56"E	65.45'
C17	129.96'	832.50	8'56'39"	N51°38'27"E	129.82'
C18	122.73'	767.50'	9'09'45"	N70°05'35"E	122.60'
C19	372.51'	832.50'	25'38'16"	N7018'29"E	369.41

DIST

200.17

19.40

15.41

20.00

15.41

60.00°

710.63

41.40'

953.56

86.17

232.29

105.50

53.86

384.60°

10.84

33.92'

397.56

97.98'

197.30

39.03

FINAL PLAT LOT 2, BLOCK A **ROCKWALL TECHNOLOGY** PARK, PHASE IV

BEING A PORTION OF TRACT 2-01 AND A PORTION OF TRACT 1 OF THE JOHN H. B. JONES SURVEY. ABSTRACT No. 125 AND A PORTION OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NUMBER - P2018-006 1 LOT 34.229 ACRES

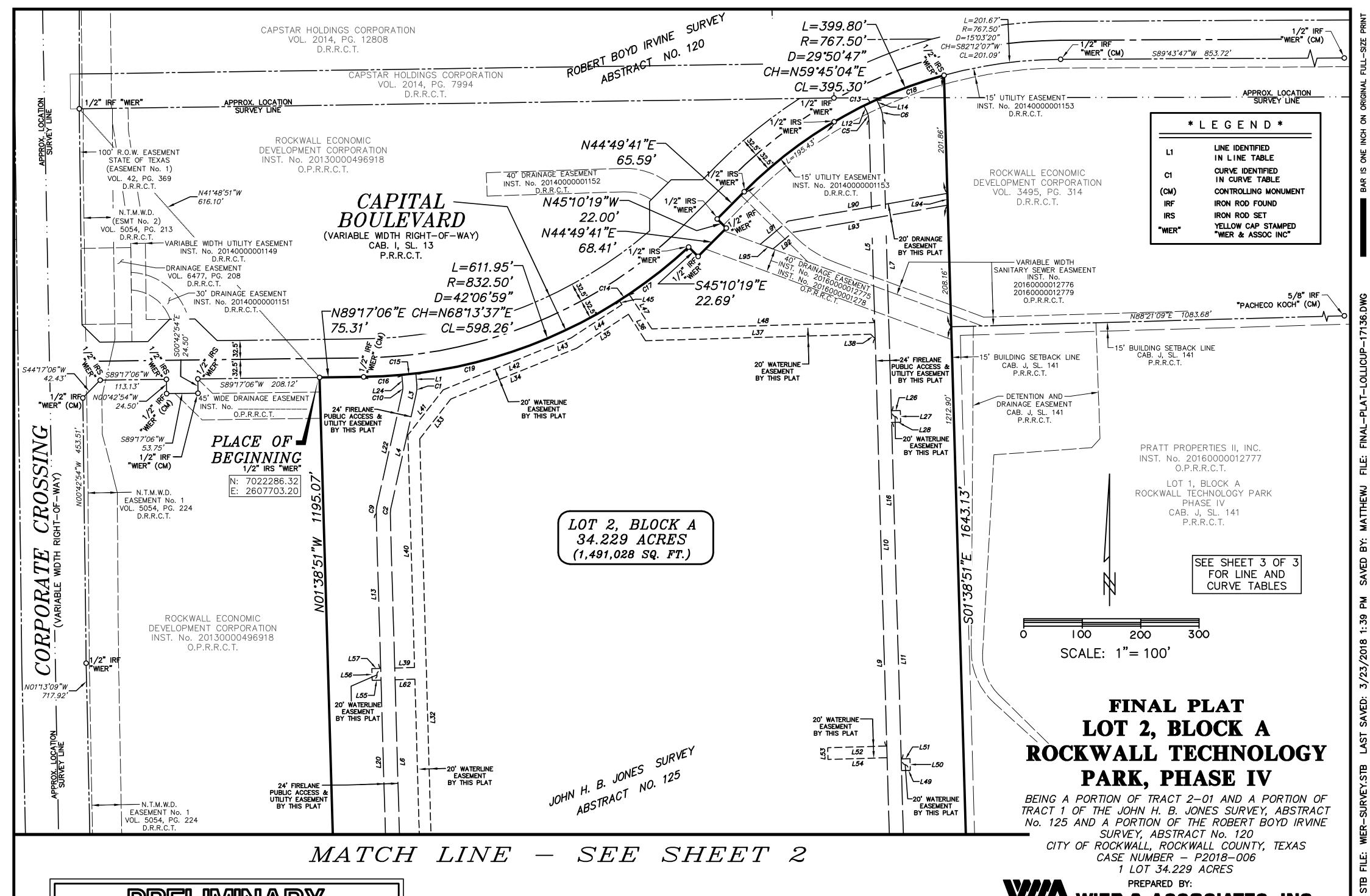
PREPARED BY:

WALWIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 3 OF 3

DATE: 3/14/2018 W.A. No. 17136



PRELIMINARY FOR REVIEW PURPOSES ONLY

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<u>OWNER</u>

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

<u>SURVEYOR</u>

WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

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Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 3

DATE: 3/23/2018 W.A. No. 17136 3/23/2018

100

SCALE: 1"= 100'

200

S.H. 276 VICINITY MAP

NOT TO SCALE

P.R.R.C.T.

70'x15' SIGHT EASEMENT CAB. E, SLIDE 305—306

N85°05'36"W

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

ROCKWALL TECHNOLOGY PARK

CAB. E, SL. 306

P.R.R.C.T.

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OWNER

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

SURVEYOR

PHASE III

CAB. H, SL. 273

P.R.R.C.T.

WIER & ASSOCIATES, INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S. PH: (817) 467-7700 FAX: (817) 467-7713

FINAL PLAT LOT 2, BLOCK A **ROCKWALL TECHNOLOGY** PARK, PHASE IV

(CM)

IRF

IRS

"WER"

BEING A PORTION OF TRACT 2-01 AND A PORTION OF TRACT 1 OF THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND A PORTION OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER - P2018-006 1 LOT 34.229 ACRES

PREPARED BY: WITH & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 3

DATE: 3/23/2018

IN LINE TABLE

CURVE IDENTIFIED

IN CURVE TABLE

IRON ROD FOUND

"WER & ASSOC INC"

IRON ROD SET YELLOW STAMPED

CONTROLLING MONUMENT

ΒΥ:

SAVED

LAST SAVE

STB FILE: WIER-SURVEY.STB

PRINTED: 3/23/2018

W.A. No. 17136

WHEREAS 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:

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120, BEING A PORTION OF THREE TRACTS OF LAND DESCRIBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), VOLUME 3495, PAGE 314, D.R.R.C.T., AND INSTRUMENT No. 2013/00/0496918, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC" BEARS N 41"48"51" W, 616.10 FEET, SAID 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID ROCKWALL ECONOMIC DEVELOPMENT TRACT RECORDED IN INSTRUMENT No. 20130000496918, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH RIGHT—OF—WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

(1) N 8977'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHEASTERLY, AN ARC LENGTH OF 611.95 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 42°06'59" AND A CHORD BEARING OF N 68"3'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(3) S 45%0'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WER & ASSOC INC";

(4) N 44°49°41" E, 68.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(5) N 4510'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(6) N 44'49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC"; BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(7) NORTHEASTERLY, AN ARC LENGTH OF 399.80 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 767.50 FEET, A DELTA ANGLE OF 29°50'47" AND A CHORD BEARING OF N 59°45'04" E, 395.30 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 01°38'51" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF 430.23 FEET PASSING THE NORTHWEST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET J, SLIDE. 141, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, IN ALL A TOTAL DISTANCE OF 1643.13 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WAR & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (SEE FOOT WIDE RICHT OF WAY). SAID IRON ROD BEING THE SOUTHWEST CORNER. OF DISCOVERY BOULEVARD (85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AT AN ARC LENGTH OF 206.37 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF 327.97 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 18'01'31" AND A CHORD BEARING OF S 74'18'35" W, 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 305, P.R.R.C.T.;

THENCE N 01°24'22" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AND ALONG
THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II;

THENCE S 88°23'48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC":

THENCE N 01°38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION, CHAIRMAN

<u>APPROVED</u>

DATE

CITY ENGINEER

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

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

WITNESS OUR HANDS, THIS _____,2018.

MAYOR, CITY OF ROCKWALL CITY SECRETARY

GENERAL NOTES:

1. 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, NOT 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 CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON March 23, 2018. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.'

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS NO. 6373 EMAIL: AaronLS@WIERASSOCIATES.COM 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 2, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV 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 LOT 2, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV 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 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 PAYING, 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.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2018:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

OWNER

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____DAY OF__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

<u>OWNER</u>

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

SURVEYOR

WIER & ASSOCIATES. INC. 2201 EAST LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 CONTACT: AARON L. STRINGFELLOW, R.P.L.S.

PH: (817) 467-7700 FAX: (817) 467-7713

EA	EASEMENT LINE TABLE				
LINE	BEARING	DIST			
L1	S04°31′34″E	20.04'			
L3	S12°33′14″W	6.15			
L4	S12°33′14″W	194.02'			
L5	NO1°37°51"W	<i>345.80</i> ′			
L6	S01°38'51"E	<i>851.00</i> ′			
L7	S01°37°51″E	497.74'			
L8	N88°21'09"E	730.77°			
L9	NO1°37'51"W	690.17°			
L10	N01°37°51″W	1452.81			
L11	S01°37′54″E	<i>575.33</i> ′			
L12	N26°34'02"W	10.87*			
L13	N01°38'52"W	265.00'			
L14	S26*34'02 " E	10.37'			
L15	S88°21'09 " W	463.94			
L16	S01°37'51"E	1452.83			
L17	S88°21'09"W	79.79′			
L18	S88°21'09"W	730.77			
L19	S88°21′09″W	137.04'			
L20	N01°38'51"W	851.00°			
L21	S88°21'13"W	40.39'			

EA	SEMENT LINE	ABLE
LINE	BEARING	DIST
L65	S01°38'47"E	10.00'
L66	N01°38'48"W	<i>3.50</i> ′
L67	S88°21'09 " W	419.19°
L68	N46'39'21"W	17.57
L69	S43°20'39"W	11.23'
L70	S88°22'07"W	44.76'
L71	S01°38'48"E	18.00'
L72	S88°22'09"W	20.00'
L73	N01°38'48"W	17.99'
L74	N01°38'51"W	3.50'
L75	S88°21'09"W	137.04'
L76	S01'38'48"E	3.50'
L77	S88°21'27"W	112.55
L78	S01'38'51"E	3.50'
L79	S88°22'09"W	19.93'
L80	NO1°37°51"W	20.00'
L81	N88°22'09"E	15.28'
L82	S01°38'51"E	55.83'
L83	S23°27'55"E	26.49'
L85	S01'38'51"E	<i>57.75</i> ′

EASEMENT LINE TABLE				
LINE	BEARING	DIST		
L86	S23°27'55"E	28.27'		
L88	N23°27'55"W	<i>32.11</i> ′		
L89	N01°38′51″W	61.61'		
L90	S80°04'54"W	276.67'		
L91	S50°04'54"W	61.56		
L92	N50°04'54"E	44.71		
L93	N80°04'54"E	268.40'		
L94	N01°38′51″W	20.21'		
L95	S69'47'57"E	23.07'		

EA	SEMENT LINE	TABLE
LINE	BEARING	DIST
L22	N12°33'14"E	200.17'
L24	NO4'31'34"W	19.40'
L26	N88°22'09"E	15.41'
L27	S01°37′51″E	20.00*
L28	S88°22'09"W	15.41'
L29	S43°21′39″W	60.00*
L30	S88°21'13"W	710.63
L31	N46'39'21"W	41.40'
L32	N01°37°51″W	953.56
L33	N37°58'59"E	86.17'
L34	N67°58′59″E	232.29'
L35	N56°43'59"E	105.50
L36	S3376'01"E	53.86'
<i>L37</i>	N88°21'10"E	<i>384.60</i> ′
L38	S46'32'24"E	10.84
L39	N88°21'09"E	33.92'
L40	NO1°37'51"W	<i>397.56</i> ′
L41	N37°58′59″E	97.98'
L42	N67°58'59"E	197.30'
L43	N67°26'02"E	39.03'

EASEMENT LINE TABLE			
LINE	BEARING	DIST	
L44	N56'43'59"E	103.53'	
L45	N3375'37"W	8.13°	
L47	S3376'02 " E	70.80'	
L48	N88°21'09"E	<i>381.08</i> ′	
L49	N88°21'57"E	15.00'	
L50	N01°38′37″W	20.00'	
L51	S88°21'09"W	15.00'	
L52	S88°22'08"W	101.01'	
L53	S01°37'51"E	20.00'	
L54	N88°22'08"E	101.01'	
L55	S88°22'09"W	15.08'	
L56	N01°37°51″W	20.00'	
L57	N88°22'09"E	15.07'	
L58	N88°22'07"E	46.03°	
L59	N43°20'39"E	2.95'	
L60	N46'39'21"W	20.40'	
L61	N01°37°51″W	<i>551.50</i> ′	
L62	S88°22'09"W	33.91'	
L63	N01°38'47"W	10.00'	
L64	S88°21'13"W	627.33'	

		EASEMEN	IT CURVE TA	ABLE	
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	16.10'	54.00'	17*04'48"	S04°00'50"W	16.04
C2	7.44'	30.00'	1472'05"	S05°27'12"W	7.42'
C3	47.12'	30.00'	9000000	S46°38'51"E	42.43'
C4	119.36'	76.00'	89°59'00"	N43°21'39″E	107.46'
C5	15.67	36.00'	24*56'11"	N14°05'57"W	15.54'
C6	26.11'	60.00'	24°56'11"	S14°05'57"E	25.91'
<i>C7</i>	157.05'	99.98'	9000012"	S43°21'54"W	141.39'
C8	84.82'	<i>54.00</i> ′	9000000	N46'38'51"W	76.37'
<i>C9</i>	13.38'	54.00'	1472'05"	N05°27'12"E	13.35'
C10	8.94'	30.00'	17*04'48*	N04°00'50"E	8.91'
C11	10.00'	1042.50'	0*32'59"	S67°23'32"W	10.00'
C12	20.00'	1042.50'	1°05'57"	S66°34'04"W	20.00*
C13	24.01'	767.50'	1'47'32"	N64'36'57"E	24.01'
C14	20.00'	832.50'	1'22'35"	N56'48'03"E	20.00'
C15	24.01'	832.50'	1'39'09"	N83'57'11"E	24.01'
C16	65.47'	832.50'	4'30'21"	N87°01'56"E	65.45'
C17	129.96'	832.50°	8°56'39"	N51°38'27"E	129.82'
C18	122.73'	767.50'	9'09'45"	N70°05'35"E	122.60'
C19	372.51'	832.50°	25'38'16"	N7018'29"E	369.41

FINAL PLAT LOT 2, BLOCK A **ROCKWALL TECHNOLOGY** PARK, PHASE IV BEING A PORTION OF TRACT 2-01 AND A PORTION OF

TRACT 1 OF THE JOHN H. B. JONES SURVEY. ABSTRACT No. 125 AND A PORTION OF THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NUMBER - P2018-006 1 LOT 34.229 ACRES

PREPARED BY:

WALWIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 3 OF 3

DATE: 3/23/2018 W.A. No. 17136

ΒΥ: SAVED STB 3/23/2018



March 23, 2018

ATTN: AARON STRINGFELLOW WEIR AND ASSOCIATES 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TX 76006

RE: FINAL PLAT (P2018-006), Lot 2, Block A, Rockwall Technology Park, Phase IV

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 03/19/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the City Council chooses to recommend approval of the final plat for Lot 2, Block A, Rockwall Technology Park, Phase IV Addition, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On March 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent.

CITY COUNCIL:

On March 19, 2018, the City Council's motion to approve the final plat with staff conditions passed by a vote of 7 to 0.

Prior to submitting the required materials for filing please send/submit to staff a bonded or *PDF* copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+ \$4= \$34. Total filing fees for a 2 page plat with tax certificates = \$134.00

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.*



For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

David Gonzales, AICPSenior Planner
Planning & Zoning Department
City of Rockwall, TX