



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-004 P&Z DATE _____ CC DATE _____

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input checked="" type="checkbox"/> PLAT FILED DATE <u>5/17/2018</u>
<input type="checkbox"/> CABINET # <u>J</u>
<input type="checkbox"/> SLIDE # <u>329-331</u>
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING &

PLANNING CASE NO.

2018-009

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3201 Capital Blvd.

Subdivision Rockwall Technology Park

Lot

2

Block

A

General Location Corporate Crossing and Capital Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use

Proposed Zoning LI

Proposed Use

Acreage

34.229

Lots [Current]

0

Lots [Proposed]

1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Rockwall Economic Development Corporation

Applicant Weir & Associates

Contact Person Matt Wavering

Contact Person Aaron L. Stringfellow

Address 2610 Observation Trail

Address 2201 E. Lamar Blvd.

Suite 200E

City, State & Zip Rockwall, TX 75032

City, State & Zip Arlington, TX 76006

Phone 9727720025

Phone 8174677700

E-Mail mwavering@rockwalledc.com

E-Mail AaronLS@WierAssociates.com

NOTARY VERIFICATION [REQUIRED]

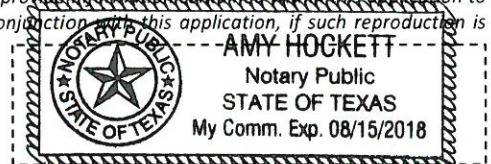
Before me, the undersigned authority, on this day personally appeared Aaron L. Stringfellow [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 984.58, to cover the cost of this application, has been paid to the City of Rockwall on this the 1 day of March, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 1 day of March, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires

08-15-2018



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
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PLATTING		
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	01-4280	
--	---------	--

		\$ 984.58
--	--	-----------

Total Fees Paid:

\$ 984.58

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 3/2/2018 LM
Project Name Lot 2, Block A, Rockwall Technology Park,	Applicant WEIR AND ASSOCIATES	Approved
Type Phase IV		Closed
Subtype FINAL		Expired
Status Staff Review		Status

Site Address	City, State Zip	Zoning
CORPORATE CROSSING	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL TECHNOLOGY PARK, PHASE 2	2-1	NULL	2-1	0125-0000-0002-01-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	3/2/2018	3/9/2018	3/5/2018	3	APPROVED	
ENGINEERING (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.	Amy Williams	3/2/2018	3/9/2018	3/5/2018	3	COMMENTS	See Comments
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	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>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.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 03.05.2018</p> <p>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:</p> <ol style="list-style-type: none"> 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 <p>Although this is on the consent agenda, staff recommends 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.</p> <p>Planning - Regular Meeting: March 13, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)</p> <p>City Council - Regular Meeting: March 19, 2018 (6:00 p.m.) [City Council to take action]</p>

CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 12808
D.R.R.C.T.

CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 7994
D.R.R.C.T.

ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120

$L=399.80'$
 $R=767.50'$
 $D=29^{\circ}50'47''$
 $CH=N59^{\circ}45'04''E$
 $CL=395.30'$

$L=201.67'$
 $R=767.50'$
 $D=153^{\circ}32'00''$
 $CH=S82^{\circ}12'07''W$
 $CL=201.09'$

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000496918
O.P.R.R.C.T.

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
CAB. I, SL. 13
P.R.R.C.T.

$N44^{\circ}49'41''E$
65.59'
 $N45^{\circ}10'19''W$
22.00'
 $N44^{\circ}49'41''E$
68.41'

$L=611.95'$
 $R=832.50'$
 $D=42^{\circ}06'59''$
 $CH=N89^{\circ}17'06''E$
 $CL=598.26'$

$N89^{\circ}17'06''E$ $CH=N68^{\circ}13'37''E$
75.31'

$S45^{\circ}10'19''E$
22.69'

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"MER"	YELLOW CAP STAMPED "MER & ASSOC INC"

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
VOL. 3495, PG. 314
D.R.R.C.T.

VARIABLE WIDTH SANITARY SEWER EASEMENT
INST. No. 20160000012776
INST. No. 20160000012779
O.P.R.R.C.T.

PRATT PROPERTIES II, INC.
INST. No. 20160000012777
O.P.R.R.C.T.
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
CAB. J, SL. 141
P.R.R.C.T.

LOT 2, BLOCK A
34.229 ACRES
(1,491,028 SQ. FT.)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
INST. No. 20130000496918
O.P.R.R.C.T.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
VOL. 3495, PG. 314
D.R.R.C.T.

SEE SHEET 3 OF 3
FOR LINE AND CURVE TABLES

2018 006
SCALE: 1" = 100'

RECEIVED
MAR 02 2018

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

JOHN H. B. JONES SURVEY
ABSTRACT NO. 125

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

MATCH LINE - SEE SHEET 2

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.

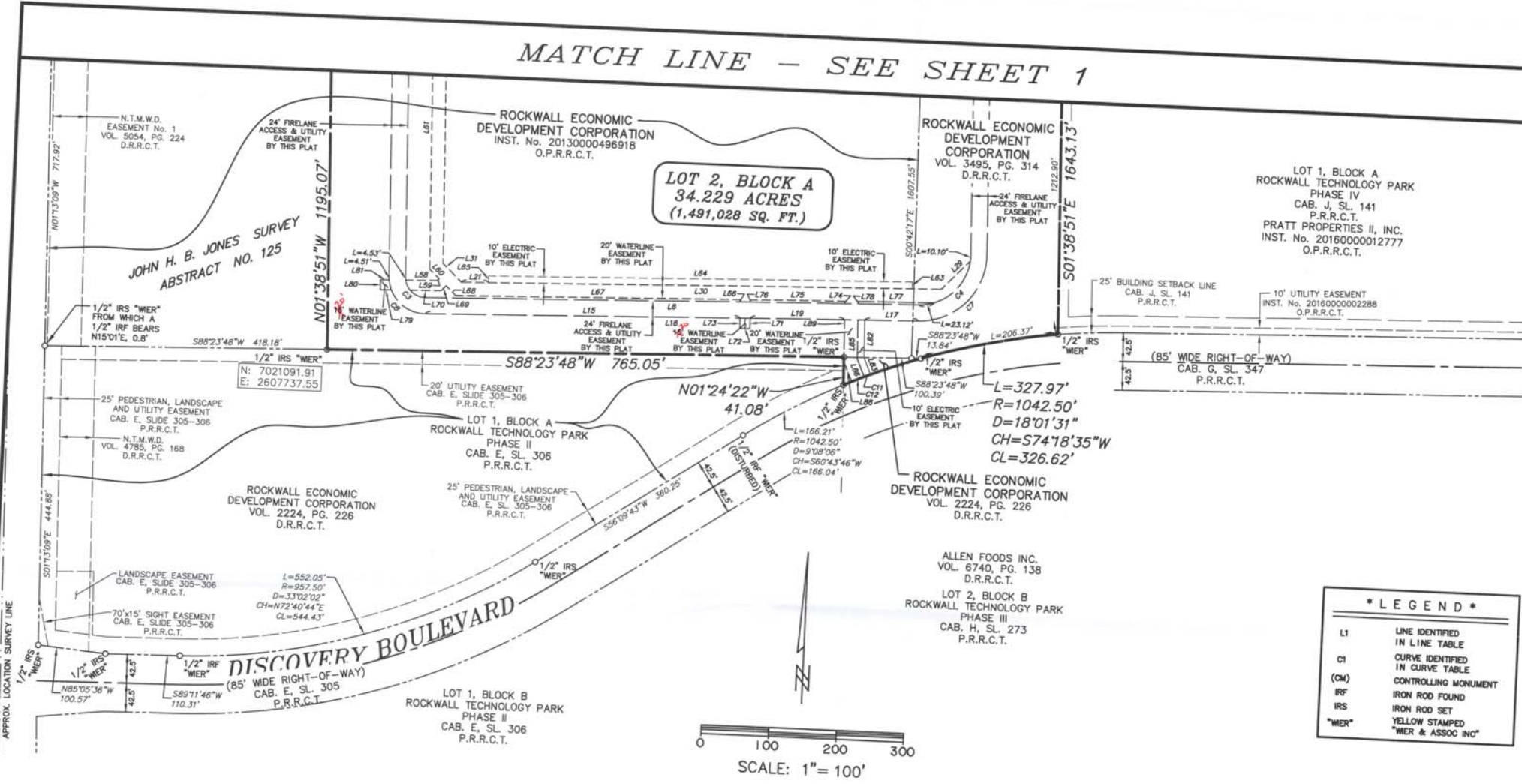
CORPORATE CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)

PLACE OF BEGINNING
1/2" IRS "MER"
N: 7022286.32
E: 2607703.20

PRINTED: 3/1/2018 STB FILE: WIER-SURVEY.STB LAST SAVED: 3/1/2018 12:24 PM SAVED BY: AARON L. FILE: FINAL-PLAT-LOLLICUP-17136.DWG

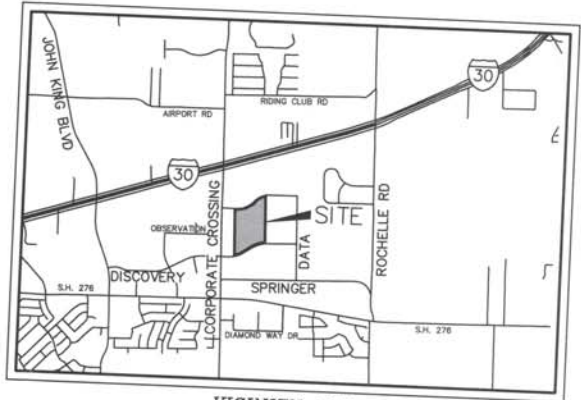
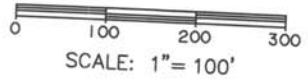
MATCH LINE - SEE SHEET 1

LOT 2, BLOCK A
34.229 ACRES
(1,491,028 SQ. FT.)



*** LEGEND ***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"MER"	YELLOW STAMPED "MER & ASSOC INC"



SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

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 LAMAR BLVD., SUITE 200E
 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:
WIA 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

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 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 228, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), VOLUME 3495, PAGE 314, D.R.R.C.T., AND INSTRUMENT NO. 2013000496918, 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 "MER & 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 "MER & ASSOC INC" BEARS N 41°48'51" W 616.10 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC" BEING THE NORTHWEST CORNER OF SAID ROCKWALL ECONOMIC DEVELOPMENT TRACT RECORDED IN INSTRUMENT NO. 2013000496918, O.P.R.R.C.T.;

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

- (1) N 89°17'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & 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°13'37" E, 598.28 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";
(3) S 45°10'19" 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 "MER & ASSOC INC";
(5) N 45°10'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";
(6) N 44°49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
(7) NORTHEASTERLY, AN ARC LENGTH OF 398.80 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";

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 4, ROCKWALL TECHNOLOGY PARK, PHASE IV, CABINET # SURVEY 141, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK 4, 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 "MER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE 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 "MER & 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 180°13'31" AND A CHORD BEARING OF S 74°18'35" W 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" SAID IRON ROD BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, ROCKWALL TECHNOLOGY PARK, PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET # SURVEY 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 "MER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 4, ROCKWALL TECHNOLOGY PARK, PHASE IV;

THENCE S 88°23'48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 4, ROCKWALL TECHNOLOGY PARK, PHASE IV, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC";

THENCE N 01°38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK 4, ROCKWALL TECHNOLOGY PARK, PHASE IV, 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.

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 4, ROCKWALL TECHNOLOGY PARK, PHASE IV TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE 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 4, 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 MAINTENANCE 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 GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION OR IMPROVEMENTS WHICH IN ANY WAY 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 REPAIR, 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, IF NECESSARY, THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING SAID IMPROVEMENTS 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 IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S 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 THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

EASEMENT LINE TABLE with columns: LINE, BEARING, DIST. Rows include L1, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21.

EASEMENT LINE TABLE with columns: LINE, BEARING, DIST. Rows include L22, L24, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43.

EASEMENT LINE TABLE with columns: LINE, BEARING, DIST. Rows include L44, L45, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64.

EASEMENT LINE TABLE with columns: LINE, BEARING, DIST. Rows include L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L85.

EASEMENT CURVE TABLE with columns: CURVE, ARC, RADIUS, DELTA, BEARING, DIST. Rows include C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19.

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 DAY OF ____ 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 ____ DAY OF ____ 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 REPRESENTED, AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY OF 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, R.P.L.S. NO. 6373 ON March 1, 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: Aaron.L.Stringfellow@WierAssociates.com

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

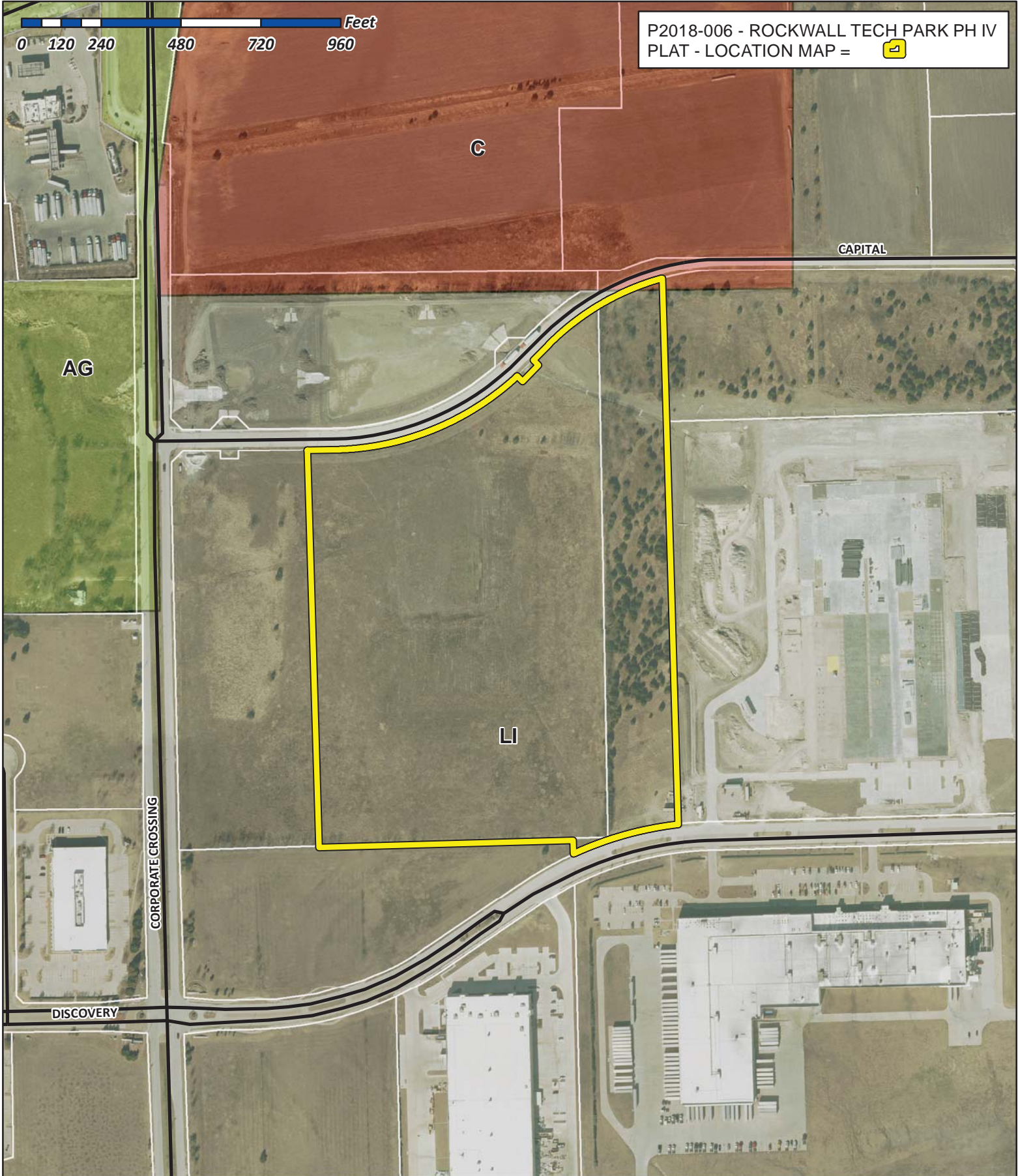
SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

FINAL PLAT OF LOT 2, BLOCK 4, 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

PRINTED: 3/1/2018 12:24 PM FILE: AARON.LS - SURVEY.STB LAST SAVED: 3/1/2018 12:24 PM BAR IS ONE INCH ON ORIGINAL FILE - SITE PLAN

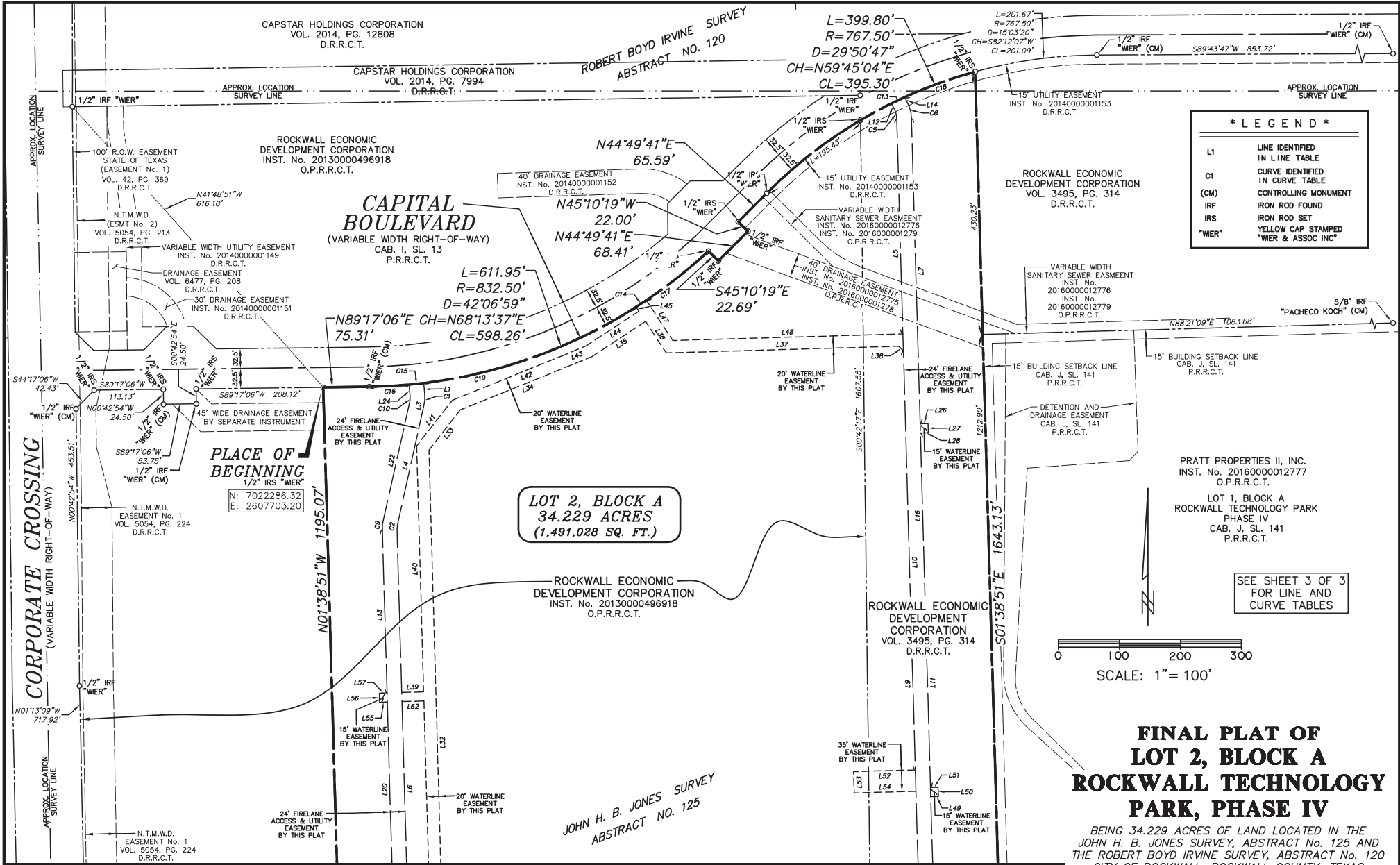


City of Rockwall

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.

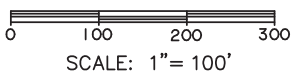




*** LEGEND ***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES



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:
WIA 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

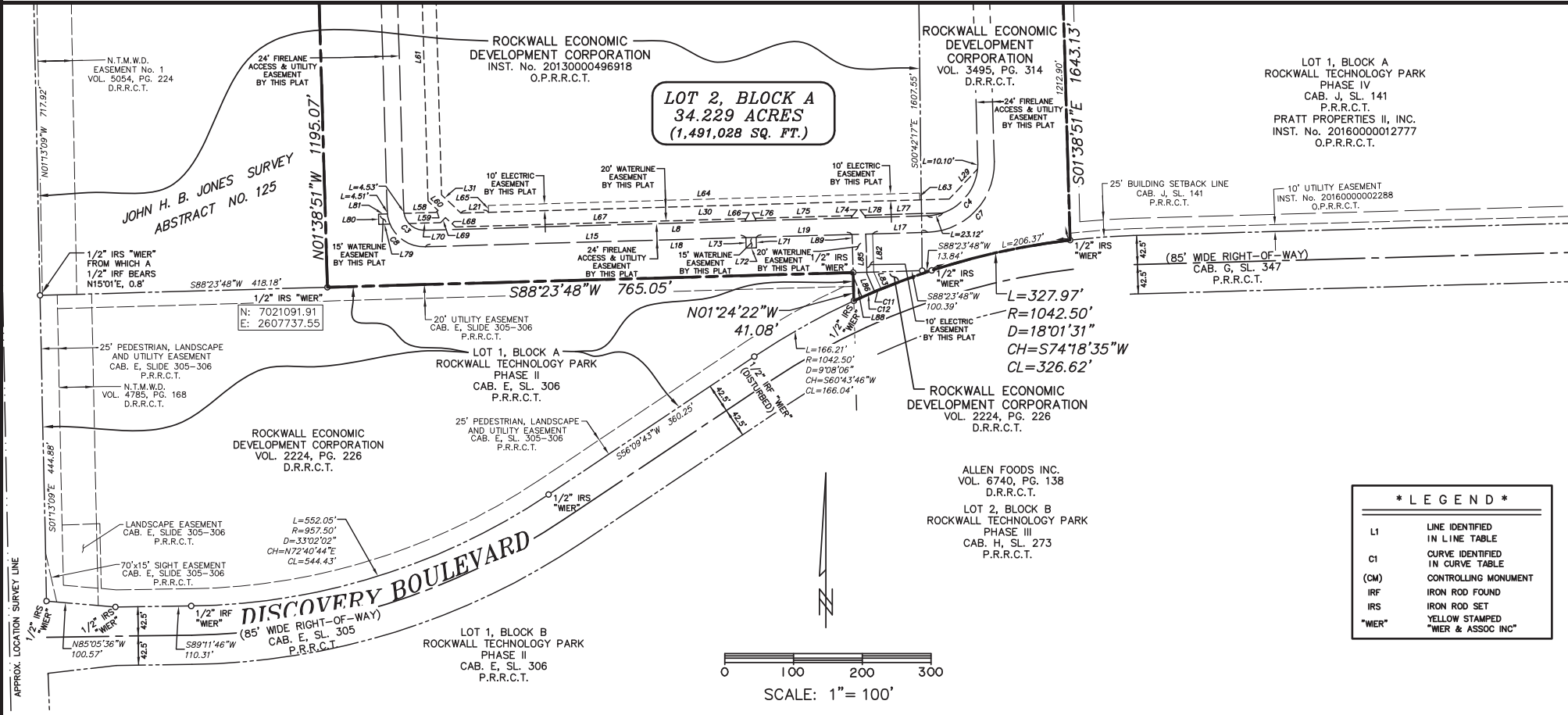
MATCH LINE - SEE SHEET 2

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 LAMAR BLVD., SUITE 200E
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

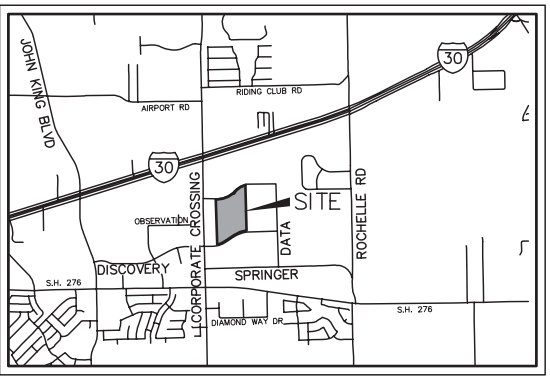
MATCH LINE - SEE SHEET 1



LOT 2, BLOCK A
34.229 ACRES
(1,491,028 SQ. FT.)

*** LEGEND ***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WER"	YELLOW STAMPED "WER & ASSOC INC"



VICINITY MAP
 NOT TO SCALE

SEE SHEET 3 OF 3
 FOR LINE AND
 CURVE TABLES

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

SURVEYOR
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 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:
WIA 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

PRINTED: 2/28/2018 5:39 PM FILE: AARONLS - FINAL - PLAT - LOLLIGUP - 17136.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

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 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. 2013000496918, 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 "MER & 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 "MER & 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. 2013000496918, O.P.R.R.C.T.;

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

- (1) N 89°17'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & 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°13'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";
(3) S 45°10'19" 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 "MER & ASSOC INC";
(5) N 45°10'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";
(6) N 44°49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & 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 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";

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 U, 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 "MER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE 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 "MER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF 327.07 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 "MER & ASSOC INC", SAID IRON ROD BEING THE SOUTHWEST 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 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 "MER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV;

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

THENCE N 01°38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, 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 ____ DAY OF _____, 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 ____ DAY OF _____, 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 PERMITTED THEREFOR. ISSUING OR REFUSING SUCH APPROVAL SHALL 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, R.P.L.S. NO. 6373 ON February 28, 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: AaronL@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 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 INTEREST 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 ADJUTS, 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 PREVIOUS PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S 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 _____ OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows 1-22.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows 22-43.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows 44-65.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows 66-85.

EASEMENT CURVE TABLE with columns CURVE, ARC, RADIUS, DELTA, BEARING, DIST. Rows C1-C19.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows 86-89.

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

WIA 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

DATE: 2/28/2018 W.A. No. 17136 SHEET 3 OF 3

**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 3/2/2018	LM
Project Name Lot 2, Block A, Rockwall Technology Park,	Applicant WEIR AND ASSOCIATES	Approved	
Type Phase IV		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	

Site Address	City, State Zip	Zoning
CORPORATE CROSSING	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL TECHNOLOGY PARK, PHASE 2	2-1	NULL	2-1	0125-0000-0002-01-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	3/2/2018	3/9/2018	3/5/2018	3	APPROVED	
ENGINEERING (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.	Amy Williams	3/2/2018	3/9/2018	3/5/2018	3	COMMENTS	See Comments
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	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>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.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 03.05.2018</p> <p>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:</p> <ol style="list-style-type: none"> 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 <p>Although this is on the consent agenda, staff recommends 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.</p> <p>Planning - Regular Meeting: March 13, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]</p> <p>City Council - Regular Meeting: March 19, 2018 (6:00 p.m.) [City Council to take action]</p>

CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 12808
D.R.R.C.T.

CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 7994
D.R.R.C.T.

ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120

$L=399.80'$
 $R=767.50'$
 $D=29^{\circ}50'47''$
 $CH=N59^{\circ}45'04''E$
 $CL=395.30'$

$L=201.67'$
 $R=767.50'$
 $D=153^{\circ}32'00''$
 $CH=S82^{\circ}12'07''W$
 $CL=201.09'$

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000496918
O.P.R.R.C.T.

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
CAB. I, SL. 13
P.R.R.C.T.

$N44^{\circ}49'41''E$
 $65.59'$
 $N45^{\circ}10'19''W$
 $22.00'$
 $N44^{\circ}49'41''E$
 $68.41'$

$L=611.95'$
 $R=832.50'$
 $D=42^{\circ}06'59''$
 $CH=N89^{\circ}17'06''E$
 $CL=598.26'$

$N89^{\circ}17'06''E$ $CH=N68^{\circ}13'37''E$
 $75.31'$

$S45^{\circ}10'19''E$
 $22.69'$

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WER"	YELLOW CAP STAMPED "WER & ASSOC INC"

LOT 2, BLOCK A
34.229 ACRES
(1,491,028 SQ. FT.)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000496918
O.P.R.R.C.T.

JOHN H. B. JONES SURVEY
ABSTRACT NO. 125

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 3495, PG. 314
D.R.R.C.T.

VARIABLE WIDTH
SANITARY SEWER EASEMENT
INST. No. 20160000012776
INST. No. 20160000012779
O.P.R.R.C.T.

PRATT PROPERTIES II, INC.
INST. No. 20160000012777
O.P.R.R.C.T.
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
CAB. J, SL. 141
P.R.R.C.T.

SEE SHEET 3 OF 3
FOR LINE AND
CURVE TABLES



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:
WIA 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

MATCH LINE - SEE SHEET 2

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.

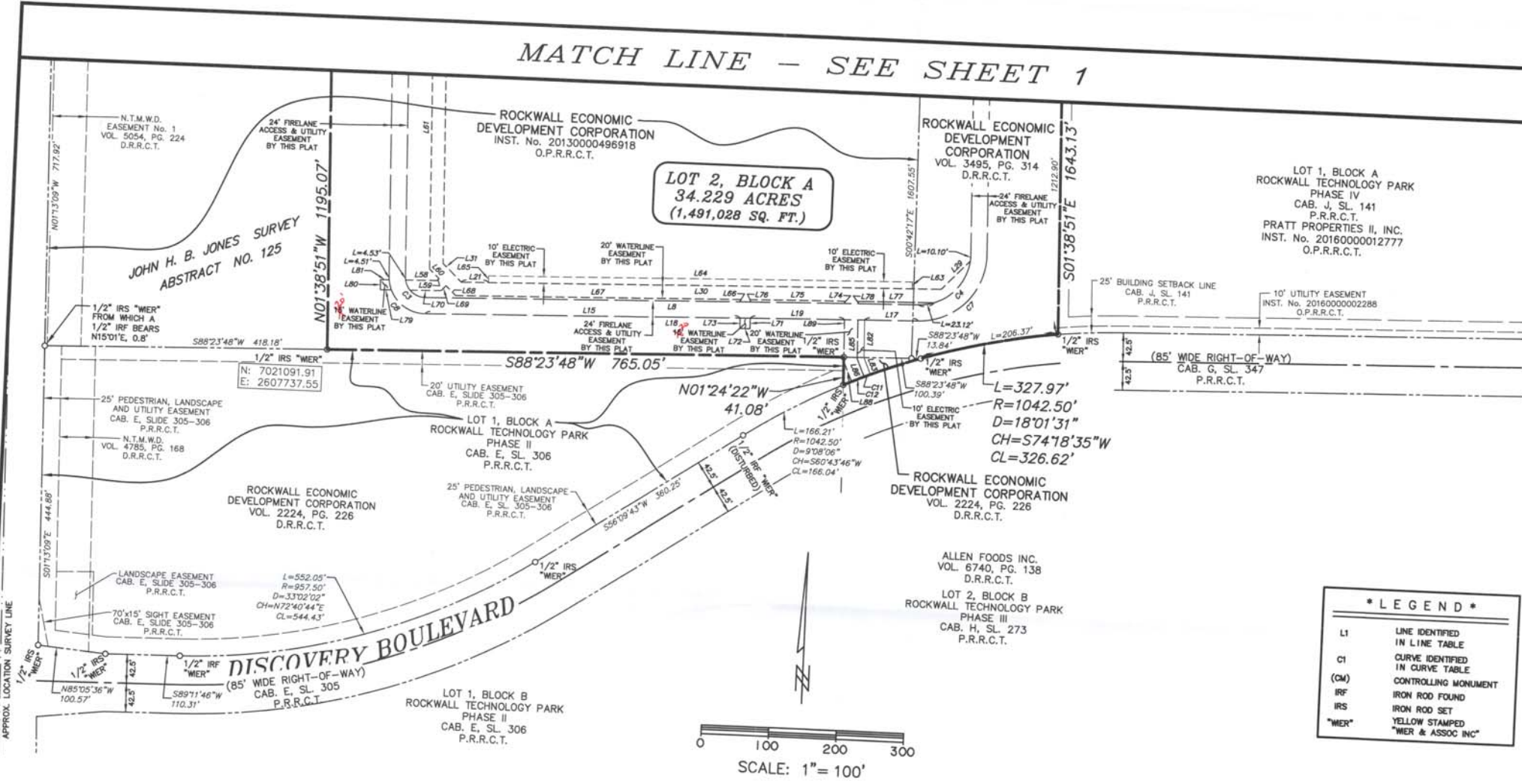
OWNER
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
(972) 772-0025

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

PRINTED: 3/1/2018 STB FILE: WIER-SURVEY.STB LAST SAVED: 3/1/2018 12:24 PM SAVED BY: AARON L. FILE: FINAL-PLAT-LOLLICUP-17136.DWG

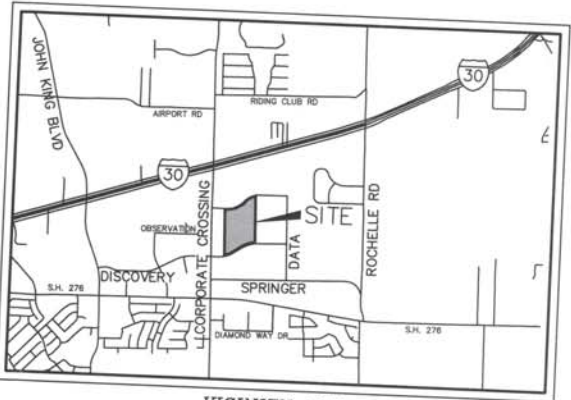
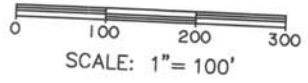
MATCH LINE - SEE SHEET 1

LOT 2, BLOCK A
34.229 ACRES
(1,491,028 SQ. FT.)



*** LEGEND ***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"MER"	YELLOW STAMPED "MER & ASSOC INC"



SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

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 LAMAR BLVD., SUITE 200E
 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:
WIA 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

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 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 228, 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 (D.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 "MER & 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 "MER & ASSOC INC" BEARS N 41°48'51" W 616.10 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC" 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 89°17'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & 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°13'37" E, 598.28 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";
(3) S 45°10'19" 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 "MER & ASSOC INC";
(5) N 45°10'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";
(6) N 44°49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
(7) NORTHEASTERLY, AN ARC LENGTH OF 398.80 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";

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 4, ROCKWALL TECHNOLOGY PARK, PHASE IV, CABINET # SURVEY 141, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK 4, 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 "MER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE 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 "MER & 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 180°13'31" AND A CHORD BEARING OF S 74°18'35" W 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" SAID IRON ROD BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET # SURVEY 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 "MER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 4, ROCKWALL TECHNOLOGY PARK, PHASE II;

THENCE S 88°23'48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 4, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC";

THENCE N 01°38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK 4, 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.

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 4, ROCKWALL TECHNOLOGY PARK, PHASE IV TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE 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 4, 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 MAINTENANCE 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 GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION OR IMPROVEMENTS WHICH IN ANY WAY 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 REPAIR, 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 PREVALENT PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S 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 THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

EASEMENT LINE TABLE with columns: LINE, BEARING, DIST. Rows include L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21.

EASEMENT LINE TABLE with columns: LINE, BEARING, DIST. Rows include L22, L24, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43.

EASEMENT LINE TABLE with columns: LINE, BEARING, DIST. Rows include L44, L45, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64.

EASEMENT LINE TABLE with columns: LINE, BEARING, DIST. Rows include L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L85.

EASEMENT CURVE TABLE with columns: CURVE, ARC, RADIUS, DELTA, BEARING, DIST. Rows include C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19.

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 DAY OF ____ 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 ____ DAY OF ____ 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 REPRESENTED, AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY OF 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, R.P.L.S. NO. 6373 ON March 1, 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: Aaron.L.Stringfellow@WIERASSOCIATES.COM

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

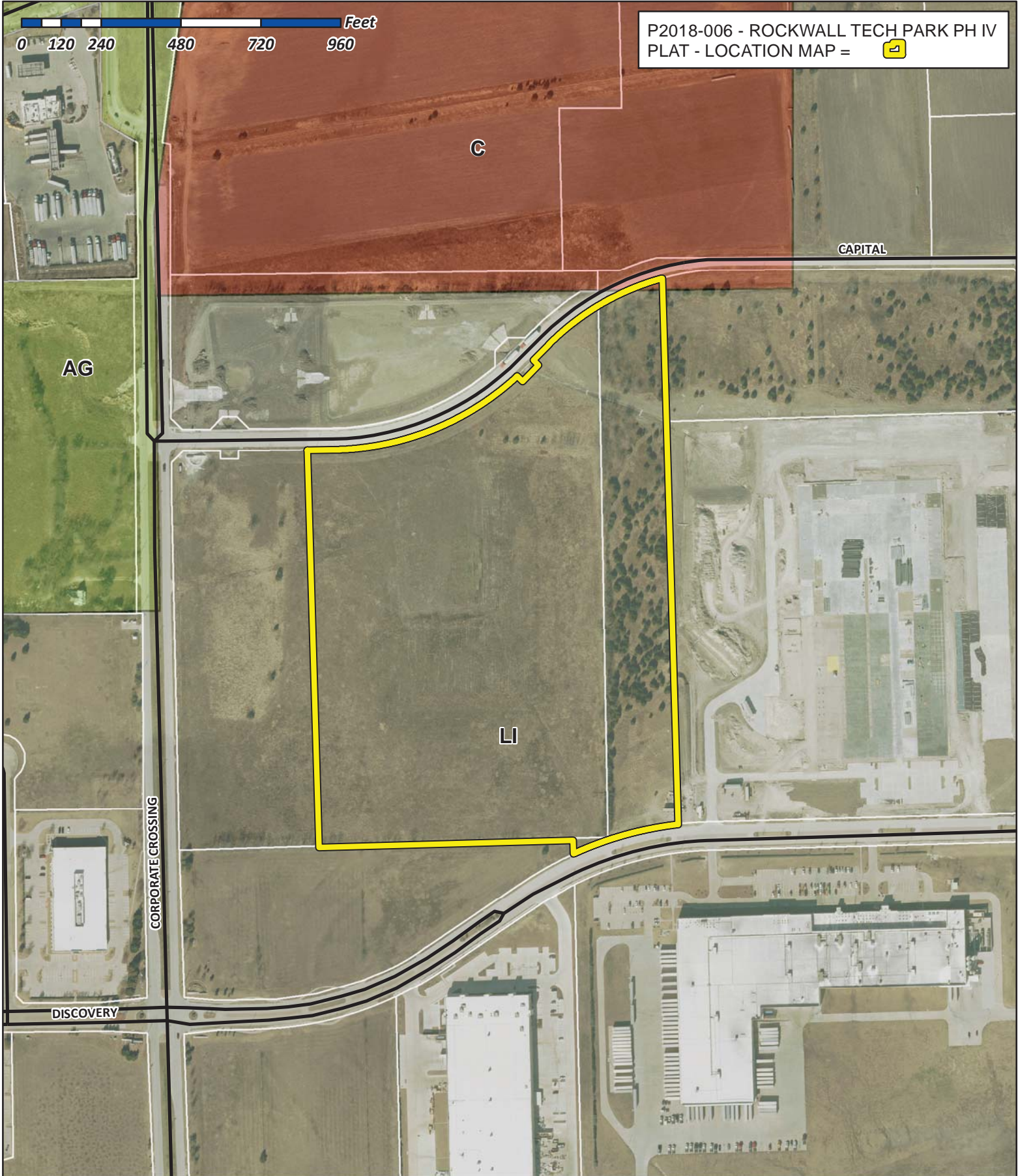
SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

FINAL PLAT OF LOT 2, BLOCK 4, 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

PRINTED: 3/1/2018 12:24 PM FILE: AARON.LS - SURVEY.STB LAST SAVED: 3/1/2018 12:24 PM BAR IS ONE INCH ON ORIGINAL FILE - SITE PLAN



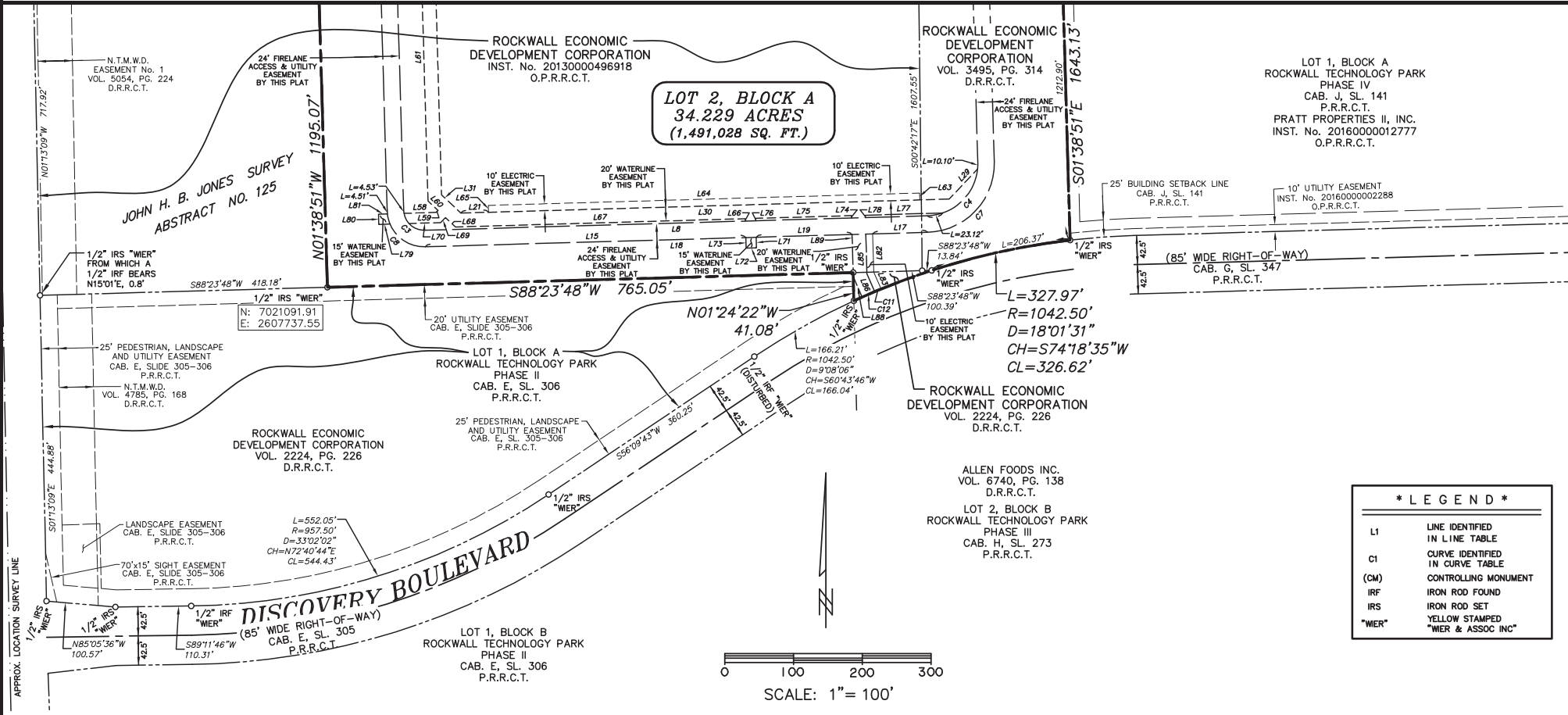
City of Rockwall

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.



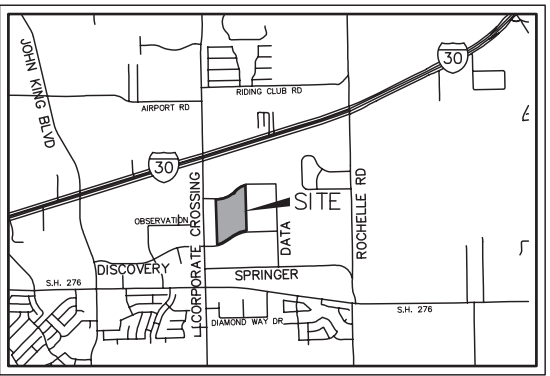
MATCH LINE - SEE SHEET 1



LOT 2, BLOCK A
34.229 ACRES
(1,491,028 SQ. FT.)

*** LEGEND ***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WER"	YELLOW STAMPED "WER & ASSOC INC"



VICINITY MAP
 NOT TO SCALE

SEE SHEET 3 OF 3
 FOR LINE AND
 CURVE TABLES

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

**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:
WIA 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

PRINTED: 2/28/2018 5:39 PM FILE: AARONLS - FINAL - PLAT - LOLLIGUP - 17136.DWG

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 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. 2013000496918, 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 "MER & 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 "MER & 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. 2013000496918, O.P.R.R.C.T.;

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

(1) N 89°17'06" E, 75.31 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & 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°13'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";

(3) S 45°10'19" 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 "MER & ASSOC INC";

(5) N 45°10'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";

(6) N 44°49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & 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";

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 U, 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 "MER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE 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 "MER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF 327.07 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 "MER & ASSOC INC", SAID IRON ROD BEING THE SOUTHWEST 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 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 "MER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV;

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

THENCE N 01°38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, 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 _____ DAY OF _____, 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 _____ DAY OF _____, 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 PERMITTED THEREFOR. ISSUANCE NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S 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, R.P.L.S. NO. 6373 ON February 28, 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: AaronL@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 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 INTERGRESS 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 ADJUTS, 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 PREVIOUS PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

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 _____ OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

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 with columns LINE, BEARING, DIST. Rows 1-21.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows 22-43.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows 44-65.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows 66-85.

EASEMENT CURVE TABLE with columns CURVE, ARC, RADIUS, DELTA, BEARING, DIST. Rows C1-C19.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows 86-89.

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

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

PRINTED: 2/28/2018 5:39 PM FILE: AARONLS - PLAT-LOLLIPOP-177136.DWG

CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 12808
D.R.R.C.T.

CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 7994
D.R.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000496918
O.P.R.R.C.T.

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
CAB. I, SL. 13
P.R.R.C.T.

PLACE OF BEGINNING
1/2" IRS "WIER"

N: 7022286.32
E: 2607703.20

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000496918
O.P.R.R.C.T.

N.T.M.W.D.
EASEMENT No. 1
VOL. 5054, PG. 224
D.R.R.C.T.

LOT 2, BLOCK A
34.229 ACRES
(1,491,028 SQ. FT.)

JOHN H. B. JONES SURVEY
ABSTRACT NO. 125

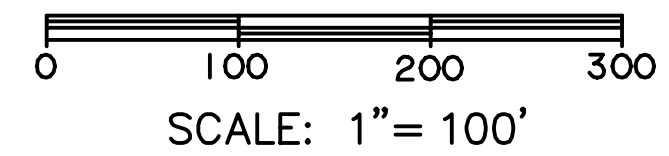
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 3495, PG. 314
D.R.R.C.T.

*** LEGEND ***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"

PRATT PROPERTIES II, INC.
INST. No. 20160000012777
O.P.R.R.C.T.
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
CAB. J, SL. 141
P.R.R.C.T.

SEE SHEET 3 OF 3
FOR LINE AND
CURVE TABLES



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:
WIA 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

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

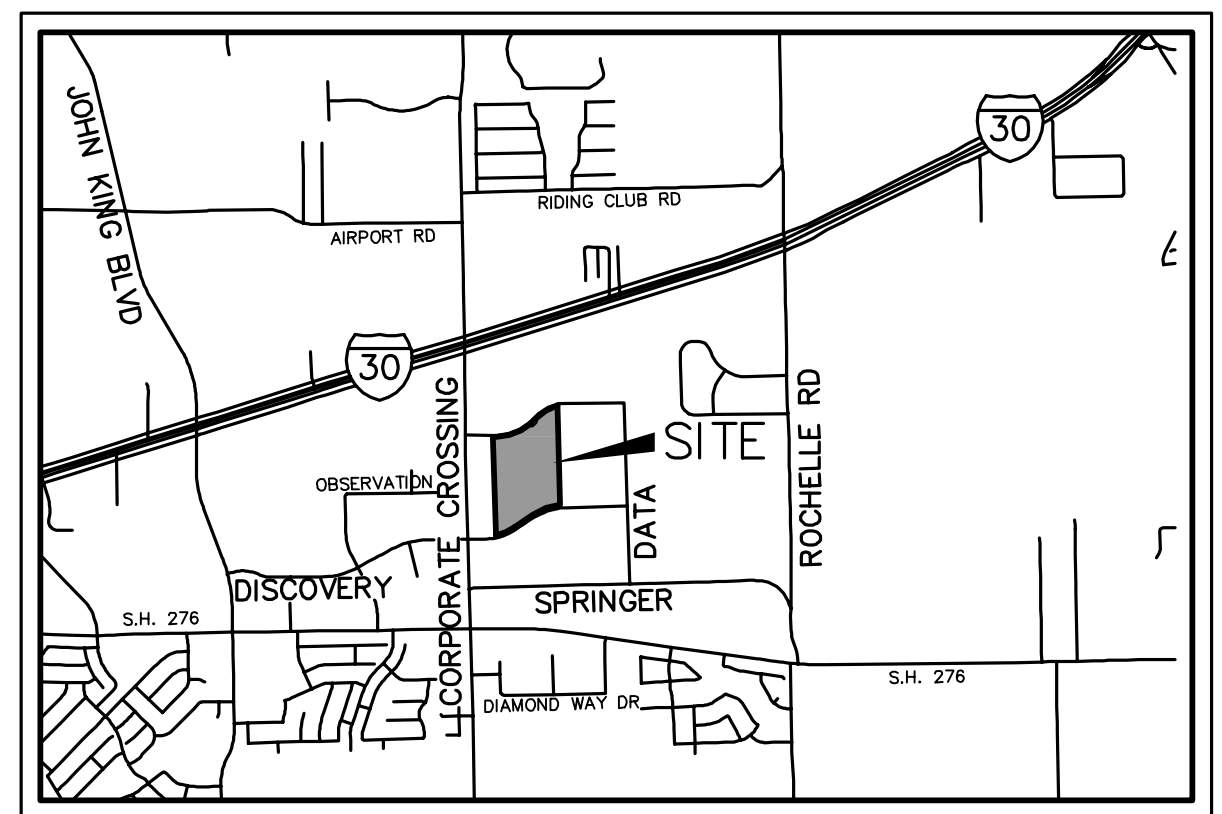
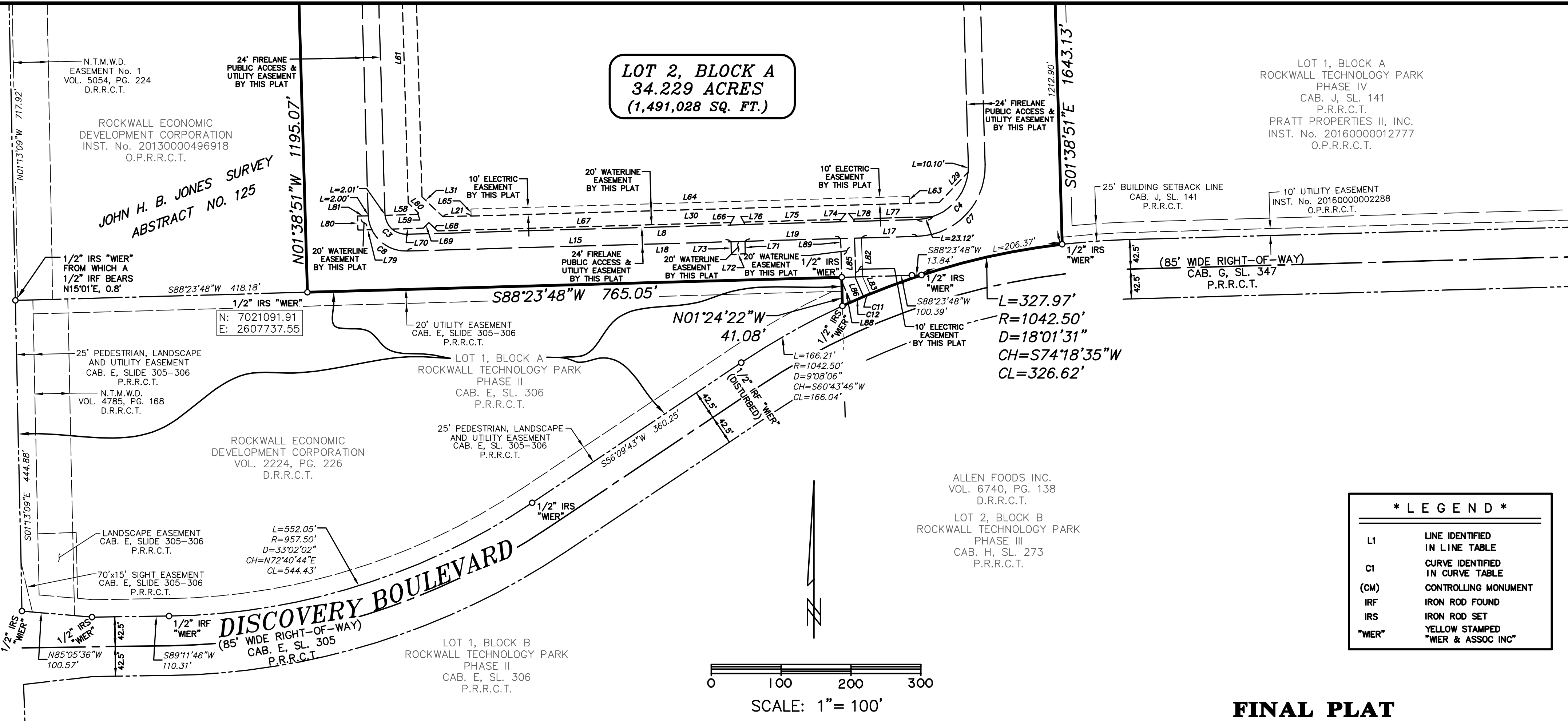
SURVEYOR
WIER & ASSOCIATES, INC.
2201 EAST LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

MATCH LINE - SEE SHEET 2

CORPORATE CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)

Provide Vol. Pg.

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SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

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697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
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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

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LOT 2, BLOCK A
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JOHN H. B. JONES SURVEY
ABSTRACT NO. 125

*** LEGEND ***

- L1 LINE IDENTIFIED IN LINE TABLE
- C1 CURVE IDENTIFIED IN CURVE TABLE
- (CM) CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- "WIER" YELLOW CAP STAMPED "WIER & ASSOC INC"

0 100 200 300
SCALE: 1" = 100'

FINAL PLAT
LOT 2, BLOCK A
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SHEET 1 OF 3

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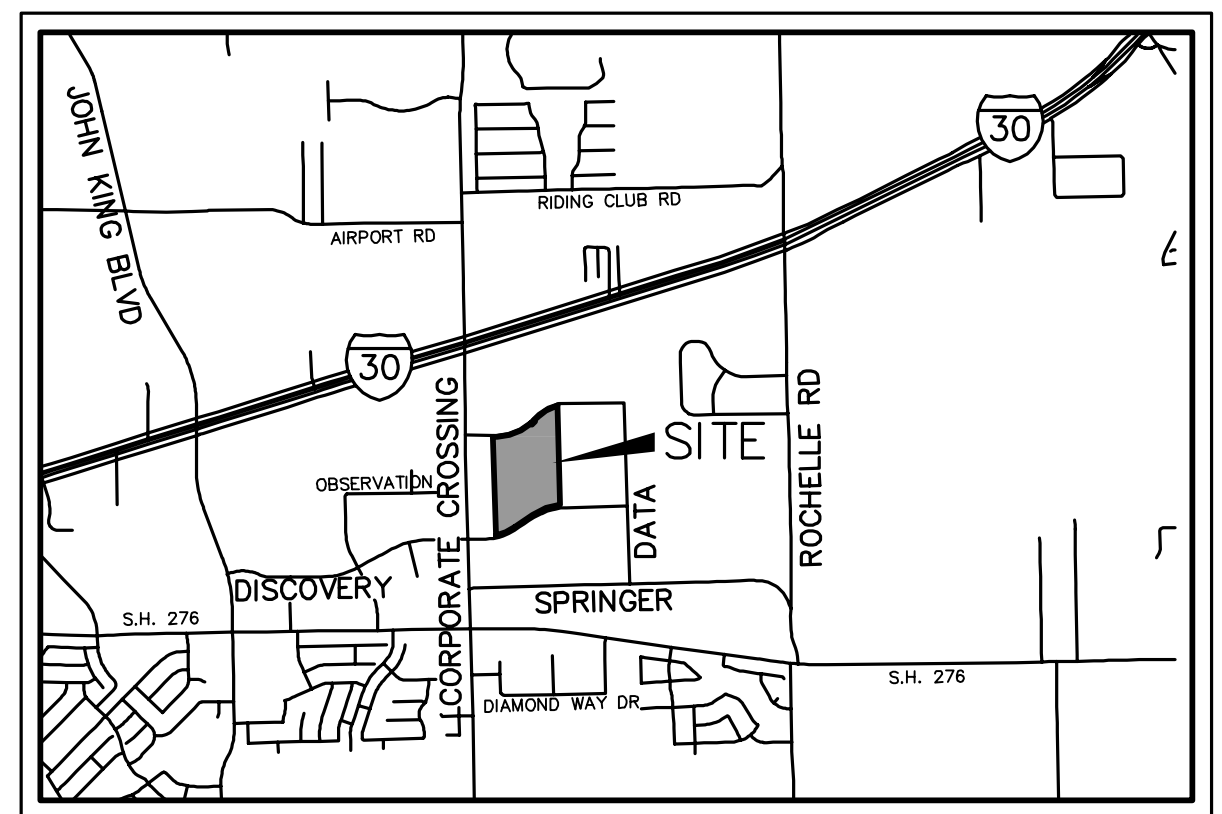
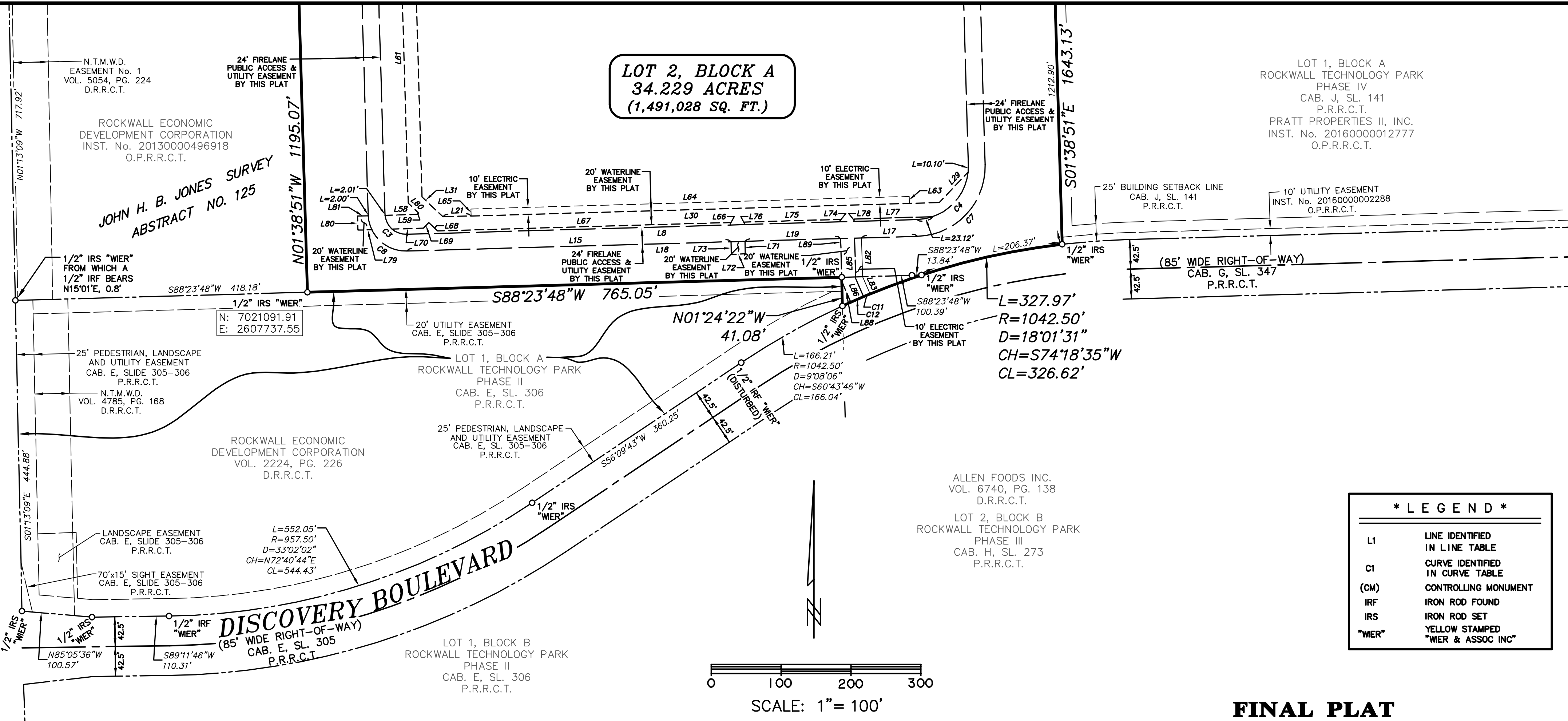
OWNER

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SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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:

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 N 41°48'51" W, 616.10 FEET, SAID 1/2" IRON ROD 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 89°17'06" 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°13'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(3) S 45°10'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & 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 45°10'19" 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 "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE 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 "WIER & 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 DAY OF _____, 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 _____ DAY OF _____, 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, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S 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 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 _____ OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

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
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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
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	345.80'
L6	S01°38'51"E	851.00'
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	575.33'
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'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L65	S01°38'47"E	10.00'
L66	N01°38'48"W	3.50'
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	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	57.75'

EASEMENT LINE 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 LINE TABLE		
LINE	BEARING	DIST
L22	N12°33'14"E	200.17'
L24	N04°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	S33°16'01"E	53.86'
L37	N88°21'10"E	384.60'
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'

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'	14°12'05"	S05°27'12"W	7.42'
C3	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'	14°12'05"	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"	N70°18'29"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:
WIA 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
DATE: 3/14/2018
W.A. No. 17136

SHEET 3 OF 3

CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 12808
D.R.R.C.T.

CAPSTAR HOLDINGS CORPORATION
VOL. 2014, PG. 7994
D.R.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000496918
O.P.R.R.C.T.

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
CAB. I, SL. 13
P.R.R.C.T.

PLACE OF BEGINNING
1/2" IRS "WIER"

N: 7022286.32
E: 2607703.20

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
INST. No. 20130000496918
O.P.R.R.C.T.

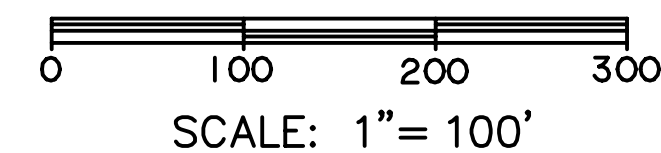
N.T.M.W.D.
EASEMENT No. 1
VOL. 5054, PG. 224
D.R.R.C.T.

LOT 2, BLOCK A
34.229 ACRES
(1,491,028 SQ. FT.)

JOHN H. B. JONES SURVEY
ABSTRACT NO. 125

*** LEGEND ***

- L1 LINE IDENTIFIED IN LINE TABLE
- C1 CURVE IDENTIFIED IN CURVE TABLE
- (CM) CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- "WIER" YELLOW CAP STAMPED "WIER & ASSOC INC"



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

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SHEET 1 OF 3

DATE: 3/23/2018
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

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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:

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 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 89°17'06" 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°13'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(3) S 45°10'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & 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 45°10'19" 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 V, 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 "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE 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 IV, 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 "WIER & 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 DAY OF 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 DAY OF 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, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S 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 HEREIN 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 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 OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS DAY OF 2018.

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 with columns LINE, BEARING, DIST. Rows L1 to L21.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows L22 to L43.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows L44 to L64.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows L65 to L85.

EASEMENT CURVE TABLE with columns CURVE, ARC, RADIUS, DELTA, BEARING, DIST. Rows C1 to C19.

EASEMENT LINE TABLE with columns LINE, BEARING, DIST. Rows L86 to L95.

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:
WIA 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

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



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, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX