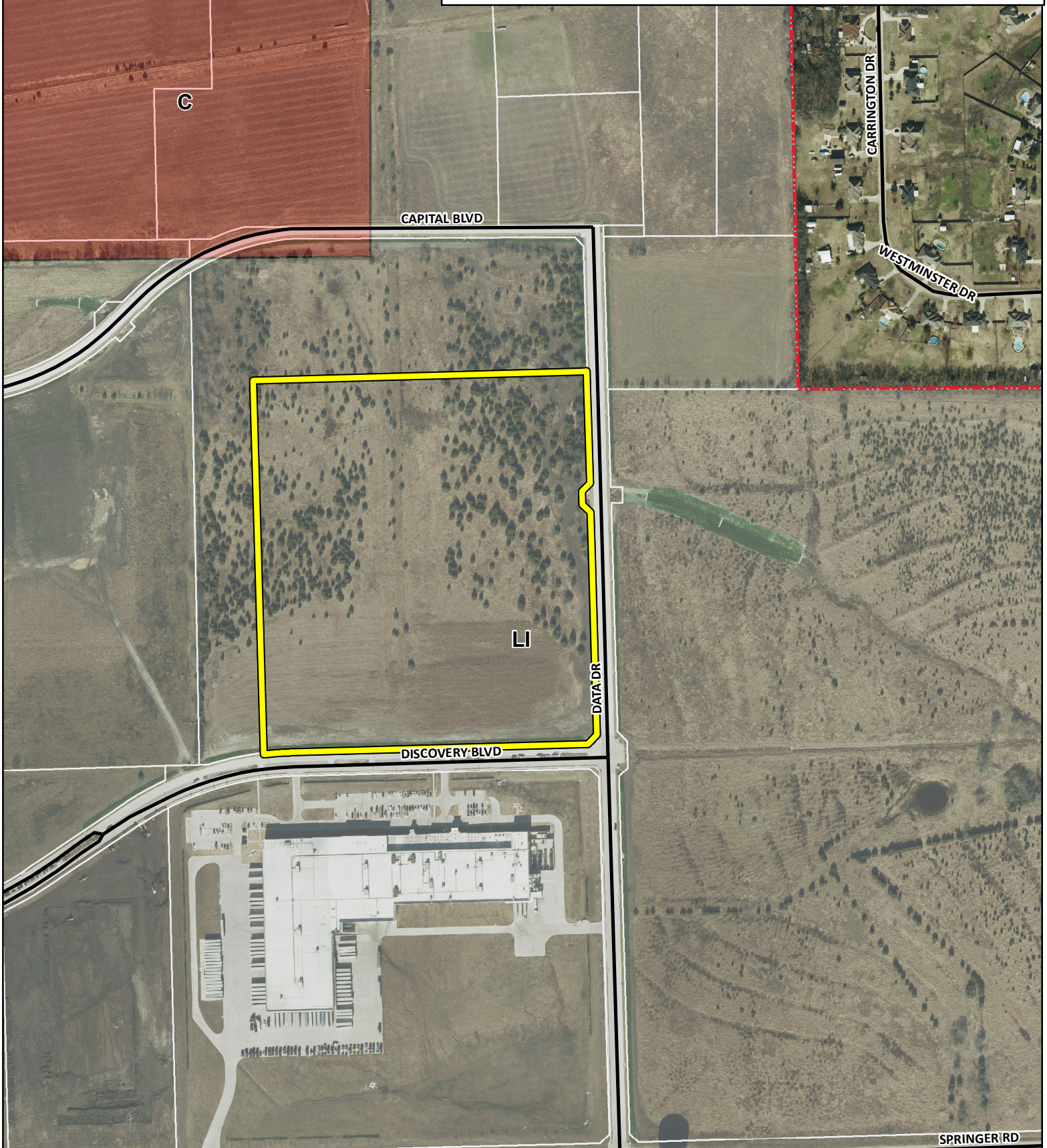


0 500 1,000 Feet

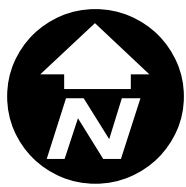
P2016-033- LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PH IV
FINAL PLAT - LOCATION MAP = 

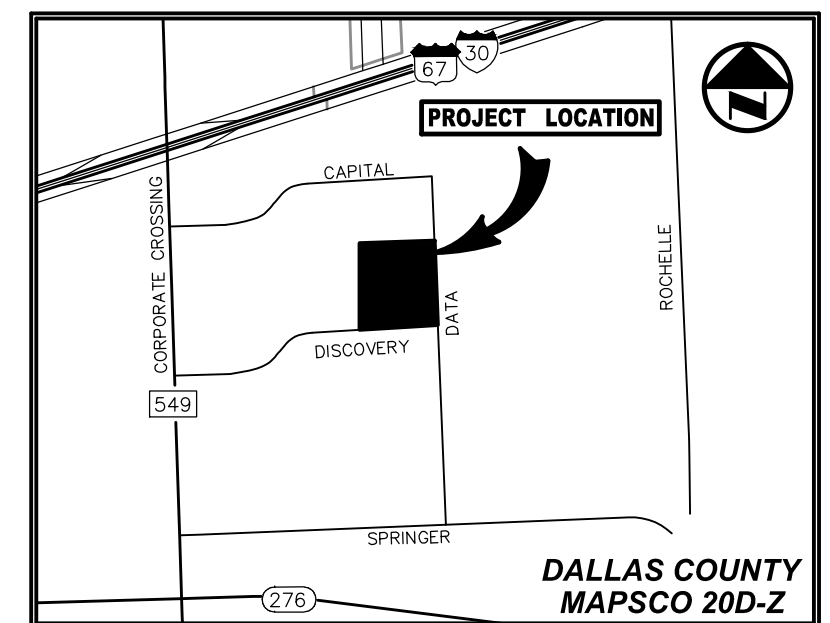
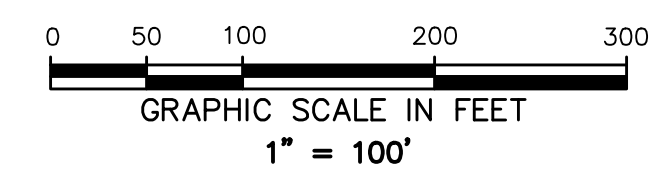
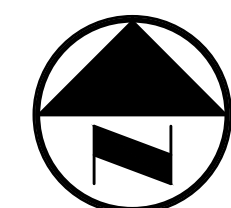


City of Rockwall

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.





VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRF 1/2-INCH IRON ROD W/"WIER & ASSOC. INC." CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- · - · - PROPOSED EASEMENT LINE
- - - ABSTRACT LINE
- · - · - CENTERLINE

NOTES

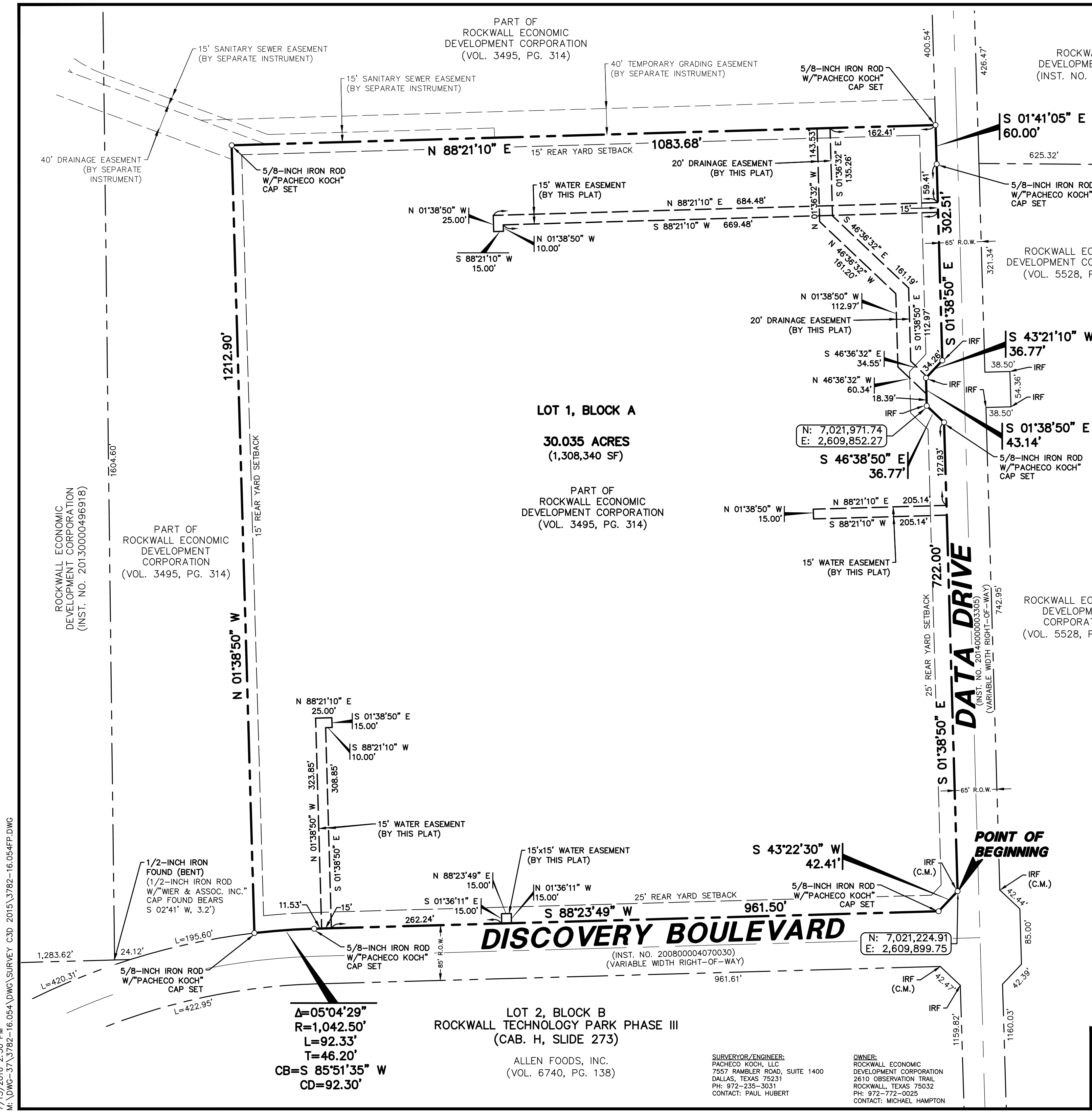
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 1 OF 2

**FINAL PLAT OF
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE IV**

BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P _____

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY MWW	CHECKED BY JPH	SCALE 1"=100'	DATE JULY 2016
		JOB NUMBER 3782-16.054	



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FINAL PLAT-LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Economic Development Corporation, is the owner of an 30.035 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 30.035 acre tract of land situated in the John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas; said 30.035 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner at the northeast end of a right-of-way corner clip; said point being at the intersection of the west right-of-way line of Data Drive (a variable width right-of-way) and the north right-of-way line of Discovery Boulevard (a variable width right-of-way);

THENCE, South 43 degrees, 22 minutes, 30 seconds West, along the said corner clip, a distance of 42.41 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest end of said corner clip;

THENCE, South 88 degrees, 23 minutes, 49 seconds West, along the said north line of Discovery Boulevard, a distance of 961.50 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a curve to the left;

THENCE, in a southwesterly direction, continuing along said north line of Discovery Boulevard and along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds, a radius of 1,042.50 feet, a chord bearing and distance of South 85 degrees, 51 minutes, 35 seconds West, 92.30 feet, an arc distance of 92.33 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and over and across said Rockwall Economic Development Corporation tract, a distance of 1,212.90 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 88 degrees, 21 minutes, 10 seconds East, continuing over and across said Rockwall Economic Development Corporation tract, a distance of 1,083.68 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the said west line of Data Drive;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 46 degrees, 38 minutes, 50 seconds East, a distance of 36.77 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a the POINT OF BEGINNING;

CONTAINING: 1,308,340 square feet or 30.035 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Paul Hubert, 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.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 7/12/16.

Paul Hubert Date
Registered Professional Land Surveyor
No. 1942
phubert@pkce.com

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Paul Hubert, 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 _____, 2016.

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

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 the LOT 1, 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the 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 subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

NAME
POSITION

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2016.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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 _____, 2016.

Mayor, City of Rockwall City Secretary City Engineer

SHEET 2 OF 2

FINAL PLAT OF
**LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE IV**
BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P____-____

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY MWW	CHECKED BY JPH	SCALE NONE	DATE JULY 2016	JOB NUMBER 3782-16.054
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SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: PAUL HUBERT

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL
ROCKWALL, TEXAS 75032
PH: 972-772-0025
CONTACT: MICHAEL HAMPTON