

LEGEND

○	Monument Found	O.P.R.C.T.	Official Public Records Of Rockwall County Texas
○	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	D.R.R.C.T.	Deed Records Of Rockwall County Texas
SX	Set "X" Cut	P.R.R.C.T.	Plat Records Of Rockwall County Texas
FIR	Found Iron Rod	INST. NO.	Instrument Number
FIRC	Found Iron Rod with Cap	VOL.	Volume
FIP	Found Iron Pipe	PG.	Page
FPK	Found PK Nail	R.O.W.	Right-of-Way
FX	Found "X" Cut	D.E.	Drainage Easement
MON	Concrete Monument	U.E.	Utility Easement
(C.M.)	Controlling Monument	S.S.E.	Sanitary Sewer Easement
FND	Found		

- General Notes:
- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
 - Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
 - There are no proposed building improvements with this plat.
 - Water source shall be provided by the City of Rockwall.
 - Sewage disposal shall be provided by the City of Rockwall.
 - Property owner shall be responsible for maintenance, repairs and replacement of drainage and detention easements.

FINAL PLAT OF ROCKWALL TECHNOLOGY PARK PHASE V

3 LOTS, BEING 213.4709 ACRES SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186 J.B. JONES SURVEY, ABSTRACT NO. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROCKWALL ECONOMIC DEVELOPMENT
P.O. BOX 968
ROCKWALL, TEXAS 75087

OWNER'S CERTIFICATION
(Public Dedication)

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 situated in the J.A. Ramsey Survey, Abstract Number 186, the J.B. Jones Survey, Abstract No. 125, and the Robert Boyd Irvine Survey, Abstract No. 120 in Rockwall County, Texas, being all of the remainder of a called 57.51 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000960, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), all of a called 1.101 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000003632, O.P.R.R.C.T., all of a called 60.25 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000794, O.P.R.R.C.T., all of a called 7.284 acre tract of land described in deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20130000497020, O.P.R.R.C.T., all of a called 90.448 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Volume 5528, Page 194, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and all of a called 0.9524 acre tract of land described in Deed Without Warranty, to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2022000024507, O.P.R.R.C.T., being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with pink cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found in the west line of said REDC 57.51 acre tract and the east line of Lot 3, Block 1, of the Replat of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 381, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), from which a found 1/2-inch iron rod with cap stamped "R.S.C.I. RPLS 5034" (controlling monument) bears South 00 degrees 56 minutes 16 seconds East, a distance of 13.33 feet at the southwest corner of said REDC 57.51 acre tract and the southeast corner of said Lot 3, Block 1, being in the existing northeasterly line of State Highway No. 276 (SH 276) (120 foot width right-of-way);

THENCE North 00 degrees 56 minutes 16 seconds West, with the west line of said REDC 57.51 acre tract and the east line of said Lot 3, Block 1, at a distance of 192.00 feet passing the northeast corner of said Lot 3, Block 1 and the easternmost southeast corner of Lot 1, Block 1 of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 125, P.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said Lot 1, Block 1 at a distance of 624.35 feet passing the easternmost northeast corner of said Lot 1, Block 1 and the southeast corner of a tract of land conveyed by deed to the City of Rockwall, as recorded in Volume 2219, Page 187, D.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said City of Rockwall tract, a total distance of 892.33 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said REDC 57.51 acre tract and the northeast corner of said City of Rockwall tract, being in the south line of Springer Road (80 foot right-of-way);

THENCE North 88 degrees 36 minutes 34 seconds East, with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 1,787.64 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said REDC 0.9524 acre tract;

THENCE North 88 degrees 38 minutes 01 second East, a distance of 303.43 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of said REDC 0.9524 acre tract, being in the southwest line of said REDC 1.101 acre tract, being on a curve to the left, having a radius of 613.69 feet and a central angle of 29 degrees 36 minutes 26 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northeasterly line of said Springer Road, with said curve to the left, at an arc distance of 94.65 feet passing the northwest corner of said REDC 1.101 acre tract and a southwest corner of said REDC 60.25 acre tract, continuing with a southwesterly line of said REDC 60.25 acre tract and the northeasterly line of said Springer Road, a total arc distance of 317.12 feet (Chord Bearing North 76 degrees 35 minutes 13 seconds West - 313.60 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said REDC 60.25 acre tract and the north line of said Springer Road, at a distance of 454.43 feet passing the southwest corner of said REDC 60.25 acre tract and the southeast corner of said REDC 90.448 acre tract, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a total distance of 1,787.99 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 26 minutes 27 seconds West, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 235.14 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 46 degrees 34 minutes 32 seconds West, departing the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of Data Drive (65 foot width right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the east line of said Data Drive, a distance of 42.39 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 01 degree 40 minutes 53 seconds West, continuing with the east line of said Data Drive, a distance of 85.27 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 46 degrees 53 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 42.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 01 degree 38 minutes 59 seconds West, continuing with the east line of said Data Drive, at a distance of 1,118.86 feet passing the north line of said REDC 90.448 acre tract and south line of said REDC 7.284 acre tract, continuing with the east line of said Data Drive, a total distance of 1,119.70 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 41 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 425.73 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the westernmost northwest corner of said REDC 7.284 acre tract and the southwest corner of the remainder of a called 52.76 acre tract described in deed to Rockwall Economic Development Corporation, recorded in Volume 3495, Page 314, O.P.R.R.C.T.;

THENCE South 89 degrees 31 minutes 10 seconds East, departing the east line of said Data Drive, with the north line of said REDC 7.284 acre tract and the south line of said 52.76 acre remainder tract, at a distance of 120.25 feet passing a 3/4-inch iron rod found at the southeast corner of said 52.76 acre remainder tract and the southwest corner of a tract of land described in deed to Baker Schwimmer Ventures, LP, as recorded in Instrument No. 2018000018084, O.P.R.R.C.T., at a distance of 354.20 feet passing the southeast corner of said Baker Schwimmer Ventures, LP and the southwest corner of a tract of land described in deed to Phase 17 Investments, LP, as recorded in Instrument No. 2011-00447067, O.P.R.R.C.T., continuing with a north line of said REDC 7.284 acre tract and the south line of said Phase 17 Investments, LP, a total distance of 604.52 feet to a 1/2-inch iron rod found at interior corner of said REDC 7.284 acre tract and the southeast corner of said Phase 17 Investments, LP tract;

THENCE North 01 degree 00 minutes 25 seconds West, with the west line of said REDC 7.284 acre tract and the east line of said Phase 17 Investments, LP tract, a distance of 1,393.52 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northernmost northwest corner of said REDC 7.284 acre tract and an interior corner of said Phase 17 Investments, LP tract;

THENCE North 89 degrees 17 minutes 45 seconds East, with a north line of said REDC 7.284 acre tract and a south line of said Phase 17 Investments, LP tract, a distance of 119.28 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the northeast corner of said REDC 7.284 acre tract and a southeast corner of said Phase 17 Investments, LP tract, being in the west line of a tract of land described in deed to Adam Mitchell, as recorded in Volume 5283, Page 290, D.R.R.C.T.;

THENCE South 01 degree 41 minutes 53 seconds East, with an east line of said REDC 7.284 acre tract and the west line of said Adam Mitchell tract, a distance of 15.75 feet to a southeast corner of said REDC 7.284 acre tract and the southwest corner of said Adam Mitchell tract, being in the north line of Carrington Farms Addition, an addition to the City of Fate, as recorded in Cabinet D, Page 139, P.R.R.C.T., from which a found 5/8-inch iron rod bears South 46 degrees 27 minutes 24 seconds East, a distance of 1.17 feet;

THENCE South 89 degrees 23 minutes 43 seconds West, with a south line of said REDC 7.284 acre tract and the north line of said Carrington Farms Addition, a distance of 94.74 feet to an interior corner of said REDC 7.284 acre tract and the northwest corner of said Carrington Farms Addition, from which a 3/4-inch iron rod bears North 31 degrees 54 minutes 08 seconds East, a distance of 0.73 feet;

THENCE South 01 degree 01 minute 24 seconds East, with the east line of said REDC 7.284 acre tract and the west line of said Carrington Farms Addition, a distance of 1,804.19 feet to the southeast corner of said REDC 7.284 acre tract and the southwest corner of said Carrington Farms Addition, being in the north line of said REDC 90.448 acre tract, from which a found 1-inch bolt in 6-inch wood post bears South 00 degrees 44 minutes 42 seconds East, a distance of 0.50 feet;

THENCE South 89 degrees 45 minutes 30 seconds East, with the north line of said REDC 90.448 acre tract and the south line of said Carrington Farms Addition, a distance of 955.67 feet to a 1/2-inch iron pipe found at the northeast corner of said REDC 90.448 acre tract and the northwest corner of said REDC 60.25 acre tract;

THENCE North 88 degrees 31 minutes 54 seconds East, with the north line of said REDC 60.25 acre tract and the south line of said Carrington Farms Addition, at a distance of 1,094.00 feet passing the southeast corner of said Carrington Farms Addition, continuing a total distance of 1,101.08 feet to a mag nail set at the northeast corner of said REDC 60.25 acre tract, being in the west line of a tract of land described in deed to Discovery Lakes, LLC, as recorded in Instrument No. 20150000015193, O.P.R.R.C.T., being in the approximate center of Rochell Road;

THENCE South 00 degrees 49 minutes 05 seconds East, with the east line of said REDC 60.25 acre tract and the west line of said Discovery Lakes, LLC tract, with the approximate center of said Rochell Road, at a distance of 2,446.57 feet passing the southeast corner of said REDC 60.25 acre tract and the northeast corner of said REDC 1.101 acre tract, continuing a total distance of 2,842.89 feet to a mag nail set at the southeast corner of said REDC 1.101 acre tract, being in the northerly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 10 degrees 21 minutes 34 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, with said curve to the left, an arc distance of 110.96 feet (Chord Bearing North 23 degrees 22 minutes 18 seconds West - 110.81 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 49 minutes 05 seconds East, departing the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, a distance of 36.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 1,357.50 feet and a central angle of 02 degrees 33 minutes 19 seconds;

THENCE with said curve to the right, an arc distance of 60.54 feet (Chord Bearing South 00 degrees 27 minutes 35 seconds West - 60.54 feet) to a mag nail set at the point of tangency;

THENCE South 01 degree 44 minutes 14 seconds West, a distance of 183.47 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of said REDC 57.51 acre tract and the west line of Rochell Road (80 foot width right-of-way), being the point of curvature of a non-tangent curve to the right, having a radius of 533.69 feet and a central angle of 00 degrees 32 minutes 22 seconds;

THENCE with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the right, an arc distance of 5.02 feet (Chord Bearing South 01 degree 08 minutes 31 seconds East - 5.02 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 55 minutes 38 seconds East, continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, a distance of 293.37 feet to a 1/2-inch iron rod found at the point of curvature of a non-tangent curve to the left, having a radius of 613.69 feet and a central angle of 20 degrees 52 minutes 00 seconds;

THENCE continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the left, an arc distance of 223.50 feet (Chord Bearing South 11 degrees 14 minutes 49 seconds East - 222.27 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 01 degree 10 minutes 12 seconds East, continuing with the east line of said a distance of 168.31 feet to a 5/8-inch iron rod with pink cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found in the existing northeasterly line of said SH 276;

THENCE North 90 degrees 00 minutes 00 seconds West, with the existing northeasterly line of said SH 276, a distance of 37.98 feet to a 5/8-inch iron rod with pink cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found;

THENCE South 45 degrees 00 minutes 00 seconds West, continuing with the existing northeasterly line of said SH 276, a distance of 53.86 feet to a 5/8-inch iron rod with pink cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found;

THENCE North 83 degrees 41 minutes 15 seconds West, continuing with the existing northeasterly line of said SH 276, a distance of 41.43 feet to a 5/8-inch iron rod with pink cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found;

THENCE North 82 degrees 43 minutes 33 seconds West, continuing with the existing northeasterly line of said SH 276, a distance of 130.66 feet to a 5/8-inch iron rod with pink cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found;

THENCE North 81 degrees 58 minutes 48 seconds West, continuing with the existing northeasterly line of said SH 276, a distance of 1,229.43 feet to a 5/8-inch iron rod with pink cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found;

THENCE North 67 degrees 39 minutes 02 seconds West, continuing with the existing northeasterly line of said SH 276, a distance of 181.82 feet to a 5/8-inch iron rod with pink cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found;

THENCE North 82 degrees 10 minutes 49 seconds West, continuing with the existing northeasterly line of said SH 276, a distance of 602.17 feet to a 5/8-inch iron rod with pink cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" found;

THENCE South 75 degrees 41 minutes 14 seconds West, continuing with the existing northeasterly line of said SH 276, a distance of 146.40 feet to the POINT OF BEGINNING, containing 213.4709 acres of land.

STANDARD CITY SIGNATURE BLOCK

[Signature]
Planning & Zoning Commission, Chairman
Date: 4-25-2023

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 25th day of December, 2021.

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 26th day of April, 2023

[Signature] Mayor, City of Rockwall
[Signature] City Secretary of Rockwall

[Signature], P.E.
City Engineer



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
04/26/2023 10:17:23 AM
\$200.00
20230000006632



[Signature]



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as ROCKWALL TECHNOLOGY PARK PHASE V, an Addition 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. We further certify that all other parties who have a mortgage or lien interest on the subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use of using same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements 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 to, from and upon the said easement strips for purposes 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 such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

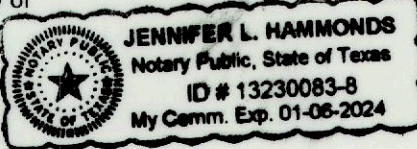
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any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

[Signature]
Rockwall Economic Development Corporation

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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 under my hand and seal of office, this 28th day of March, 2023
[Signature]
Notary Public in and for the State of Texas
My Commission Expires 1-6-24



FINAL PLAT
OF
ROCKWALL

TECHNOLOGY PARK
PHASE V

3 LOTS, BEING 213.4709 ACRES
SITUATED IN THE
J.A. RAMSEY SURVEY ABSTRACT NO. 186
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