

HITT FAMILY LIMITED PARTNERSHIP
VOLUME 1875,
PAGE 235
D.R.R.C.T.

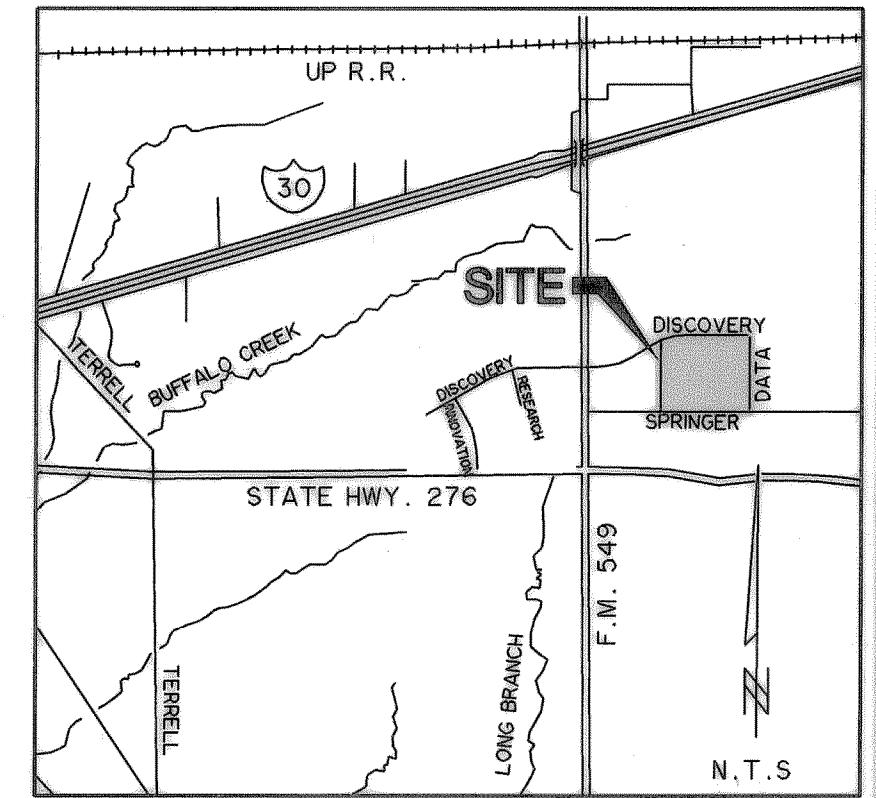
CITY MON. R016
N 7023890.10
E 2600444.34

CURVE DATA
R = 957.50'
L = 422.95'
D = 25°18'33"
CH = N75°45'14"E
419.52

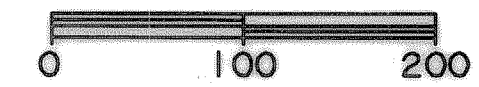
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOLUME 3495, PAGE 314
D.R.R.C.T.

FILED FOR RECORD
ROCKWALL CO., TEXAS
12 OCT 11 PM 2:47

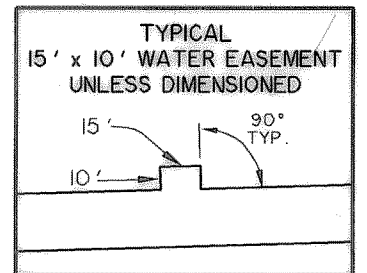
SHELL HALLER
ROCKWALL COUNTY CLERK
BY *SH* DEPUTY



VICINITY MAP



NOTE:
SEE SHEET 2 OF 2
FOR LINE AND CURVE TABLES



LOT 1, BLOCK 'A',
ROCKWALL TECHNOLOGY
PARK PHASE II
CABINET E, SLIDE 306
P.R.R.C.T.

| LEGEND | |
|--------|-------------------|
| — IRS | IRON ROD SET |
| - - - | UTILITY EASEMENT |
| - - - | FIRELANE EASEMENT |
| - - - | BUILDING LINE |
| - - - | R.O.W. LINE |
| | WATER EASEMENT |

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

FINAL PLAT LOT 2 BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE III

BEING 38.932 ACRES OF LAND SITUATED IN THE
J.B. JONES SURVEY, ABSTRACT NO. 125 AND
THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PREPARED BY:
VIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000
Texas Firm Registration No. F-2776 www.WierAssociates.com

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 2224, PG. 226
D.R.R.C.T.

LOT 1, BLOCK 'B',
ROCKWALL TECHNOLOGY
PARK PHASE II
CABINET E, SLIDE 306
P.R.R.C.T.

CITY MON. R005-1
N 7021541.75
E 2593412.93

N83°38'16"W
15214.72'

PLACE OF
BEGINNING

DGM INVESTMENT CORPORATION
VOL. 114, PG. 637
D.R.R.C.T.

LATTIMORE MATERIALS
COMPANY, L.P.
VOL. 1986, PG. 20
D.R.R.C.T.

HIGHWAY 276
SELF
STORAGE
CAB. F,
SLIDE 125
P.R.R.C.T.

BLACKLAND
WATER SUPPLY
VOL. 235,
PG. 233
D.R.R.C.T.

DISCOVERY BLVD.
(85' PUBLIC R.O.W.)

LOT 2, BLOCK B
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 2224, PG. 226
D.R.R.C.T.
38.932 ACRES
(1,695,870 SQUARE FEET)

J. B. JONES SURVEY
ABSTRACT NO. 125

J. A. RAMSEY SURVEY
ABSTRACT NO. 186

25' PEDESTRIAN,
LANDSCAPE AND
UTILITY EASEMENT

SPRINGER ROAD
(80' PUBLIC R.O.W.)

DATA DRIVE
(65' PUBLIC R.O.W.)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOLUME 5528, PAGE 194
D.R.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOLUME 5528, PAGE 194
D.R.R.C.T.

OWNER:
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697 EAST INTERSTATE 30
P.O. BOX 968
ROCKWALL, TEXAS 75087
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FINAL PLAT LOT 2 BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE III

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J.B. JONES SURVEY, ABSTRACT NO. 125 AND
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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 J.B. JONES SURVEY, ABSTRACT No. 125 AND IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.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 NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A 80' PUBLIC RIGHT-OF-WAY), BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK "B", ROCKWALL TECHNOLOGY PARK PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED BY PLAT IN CABINET "E", SLIDE 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.),

THENCE NORTH 01°23'41" WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (85' PUBLIC RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

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

NORTHEASTERLY, AN ARC DISTANCE OF 422.95 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 25°18'33" AND A CHORD BEARING OF NORTH 75°45'14" EAST, 419.52 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC",

NORTH 88°24'29" EAST, A DISTANCE OF 961.61 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF DATA DRIVE (65' PUBLIC RIGHT-OF-WAY),

SOUTH 46°38'43" EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 42.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST END OF SAID CORNER CLIP,

THENCE SOUTH 01°41'55" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DATA DRIVE, A DISTANCE OF 1159.82 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE WEST RIGHT-OF-WAY LINE OF SAID DATA DRIVE,

THENCE SOUTH 43°27'12" WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 42.31 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHWEST END OF SAID CORNER CLIP,

THENCE SOUTH 88°36'19" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD A DISTANCE OF 1377.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 38.932 ACRES (1,695,870 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 FINAL PLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE III TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE FINAL PLAT OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE III HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING,

- 1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL, OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE, OR

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

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

Signature of owner: Gay Volonik 8/18/12

OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gay Volonik, 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 18th DAY OF August, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

Commonwealth of Pennsylvania



SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

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 _____, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A. E. MADSEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Signature of Surveyor: Gregg A. E. Madsen 4/25/12
REGISTERED PUBLIC SURVEYOR NO. 5798



NOTES:

- 1. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
2. 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.
3. ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, RECORDED BY PLAT IN CABINET E, SLIDES 305-306, P.R.R.C.T., (N 01°23'41" W)
4. ALL 1/2" IRON RODS SET OR FOUND WITH CAP STAMPED "WIER & ASSOC INC" UNLESS NOTED OTHERWISE.

RECOMMENDED FOR FINAL APPROVAL

Signature of Planning and Zoning Commission: Paul Sweet
PLANNING AND ZONING COMMISSION

DATE: 3/27/2012

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 27th DAY OF April, 2012.

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 19th DAY OF October, 2012.

Signatures of Mayor, City Secretary, and City Engineer.

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

LINE TABLE with columns: LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Contains 30 line items.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD LENGTH. Contains 22 curve items.

FINAL PLAT
LOT 2
BLOCK B,
ROCKWALL
TECHNOLOGY PARK
PHASE III

BEING 38.932 ACRES OF LAND SITUATED IN THE J.B. JONES SURVEY, ABSTRACT NO. 125 AND THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

PREPARED BY: WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
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FILE: FINAL PLAT 2012-12002.dwg