

CAPSTAR HOLDINGS CORPORATION
(INST. NO. 20140000012808)

CAPSTAR HOLDINGS CORPORATION
(INST. NO. 20140000007994)

**LOT 1, BLOCK B
DETENTION / DRAINAGE EASEMENT**
8.761 ACRES
(381,629 SF)
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 20130000496918)

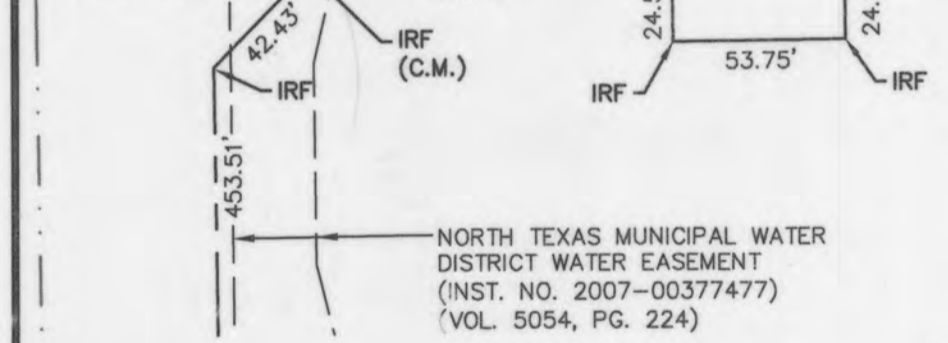
CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
(INST. NO. 20140000003305)
L=611.95'

CORPORATE CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)

ROBERT BOYD IRVINE SURVEY,
ABSTRACT NO. 120
(APPROXIMATE LOCATION)

JOHN B. JONES SURVEY,
ABSTRACT NO. 125
(APPROXIMATE LOCATION)

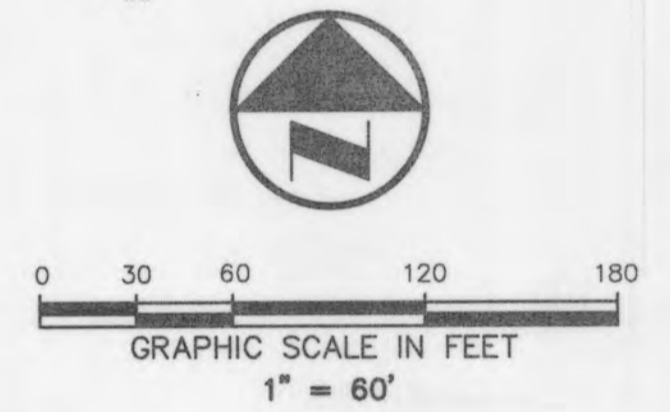
POINT OF BEGINNING



VICINITY MAP
(NOT TO SCALE)

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.



LEGEND

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

J073

SHEET 1 OF 2

**FINAL PLAT OF
LOT 1, BLOCK B
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

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 1"=60'	DATE SEPT. 2016
		JOB NUMBER 3782-16.168	

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Economic Development Corporation, is the owner of an 8.761 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 8.761 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 Instrument No. 20130000496918 of the Official Public Records of Rockwall County, Texas; said 8.76 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 northwest end of a right-of-way corner clip at the intersection of the east right-of-way line of Corporate Crossing (a variable width right-of-way) and the north right-of-way line of Capital Boulevard (a variable width right-of-way);

THENCE, North 00 degrees, 43 minutes, 28 seconds West, along the said east line of Corporate Crossing, a distance of 369.50 feet to a point for corner; from said point a 1/2-inch iron rod found bears North 89 degrees, 20 minutes, East, a distance of 0.6 feet; said point being the southwest corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Capstar Holdings Corporation recorded in Instrument No. 2014000007994 of said Official Public Records;

THENCE, North 89 degrees, 11 minutes, 19 seconds East, departing the said east line of Corporate Crossing and along the south line of said Capstar Holdings Corporation tract, a distance of 1,231.34 feet to a point for corner; said point being in an angle point in the northwest line of said Capital Boulevard; said point being the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction, along the north and northwest line of said Capital Boulevard, the following eleven (11) calls:

Along said curve to the left, having a central angle of 13 degrees, 29 minutes, 06 seconds, a radius of 770.06 feet, a chord bearing and distance of South 51 degrees, 03 minutes, 47 seconds West, 180.82 feet, an arc distance of 181.18 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found at the end of said curve;

South 44 degrees, 49 minutes, 42 seconds West, a distance of 35.72 feet to point for corner;

South 89 degrees, 49 minutes, 42 seconds West, a distance of 53.74 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 44 degrees, 49 minutes, 42 seconds West, a distance of 52.15 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 00 degrees, 10 minutes, 18 seconds East, a distance of 50.26 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner; said point being the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 39 degrees, 52 minutes, 02 seconds, a radius of 767.50 feet, a chord bearing and distance of South 69 degrees, 21 minutes, 06 seconds West, 523.33 feet, an arc distance of 534.04 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found at the end of said curve;

South 89 degrees, 17 minutes, 07 seconds West, a distance of 249.50 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

North 45 degrees, 42 minutes, 53 seconds West, a distance of 53.03 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 89 degrees, 17 minutes, 07 seconds West, a distance of 43.38 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 44 degrees, 17 minutes, 07 seconds West, a distance of 53.03 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 89 degrees, 17 minutes, 07 seconds West, a distance of 82.43 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner at the southeast end of said corner clip;

THENCE, North 45 degrees, 42 minutes, 53 seconds West, along said corner clip, a distance of 42.44 feet to the POINT OF BEGINNING;

CONTAINING: 381,629 square feet or 8.761 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.

Paul Hubert 10/28/16
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 28th Day of October, 2016.

Celika Oralia Salazar 09/03/2018
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 B, 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.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Sheri Franza
NAME: Sheri Franza
POSITION: President & CEO

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Sheri Franza, 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 12th day of September, 2016.

Shana Fleming
Notary Public in and for the State of Texas

February 10, 2019
My Commission Expires:



Filed and Recorded
Official Public Records
Shell Miller, County Clerk
Rockwall County, Texas
12/29/2016 10:15:44 AM
\$100.00
2016000023061
COPY

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



RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission
Date 7/26/16
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 1st day of August, 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 16th day of November, 2016.
Mayor, City of Rockwall
City Secretary
City Engineer



Rockwall Tech Park PH IV
Lots 1, Block B
Final Plat
FINAL PLAT-LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV

J 074

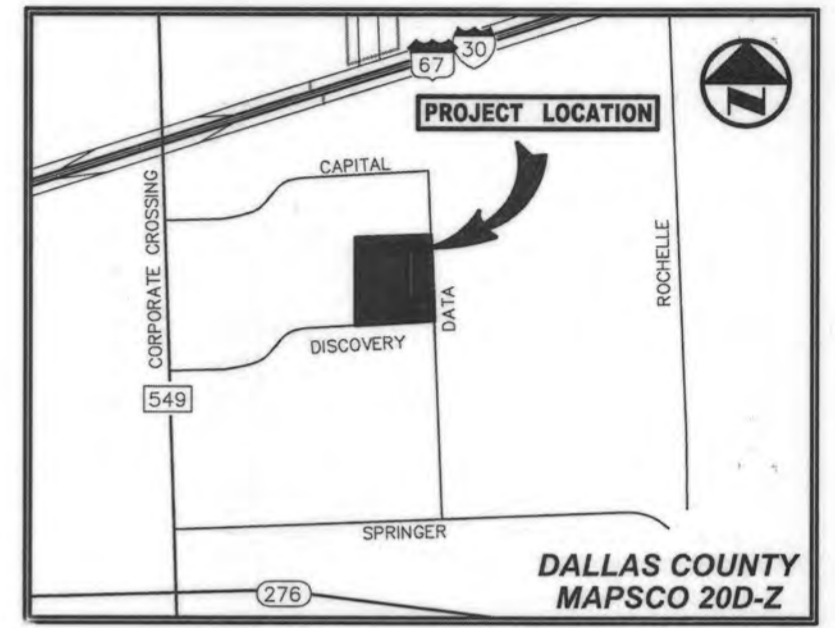
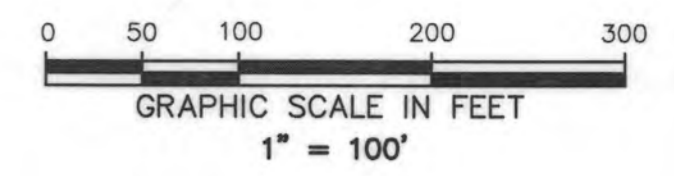
SHEET 2 OF 2

FINAL PLAT OF
LOT 1, BLOCK B
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

Table with 5 columns: DRAWN BY (MWW), CHECKED BY (JPH), SCALE (NONE), DATE (SEPT. 2016), JOB NUMBER (3782-16.168). Includes Pacheco Koch logo and address: 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TX 75231.

MWER 08/31/2016 - 2:21PM
M: DWG-37\3782-16.168 DWG SURVEY C3D 2015\3782-16.168FP.DWG



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
- - - PROPOSED OFF-SITE EASEMENT LINE

NOTES

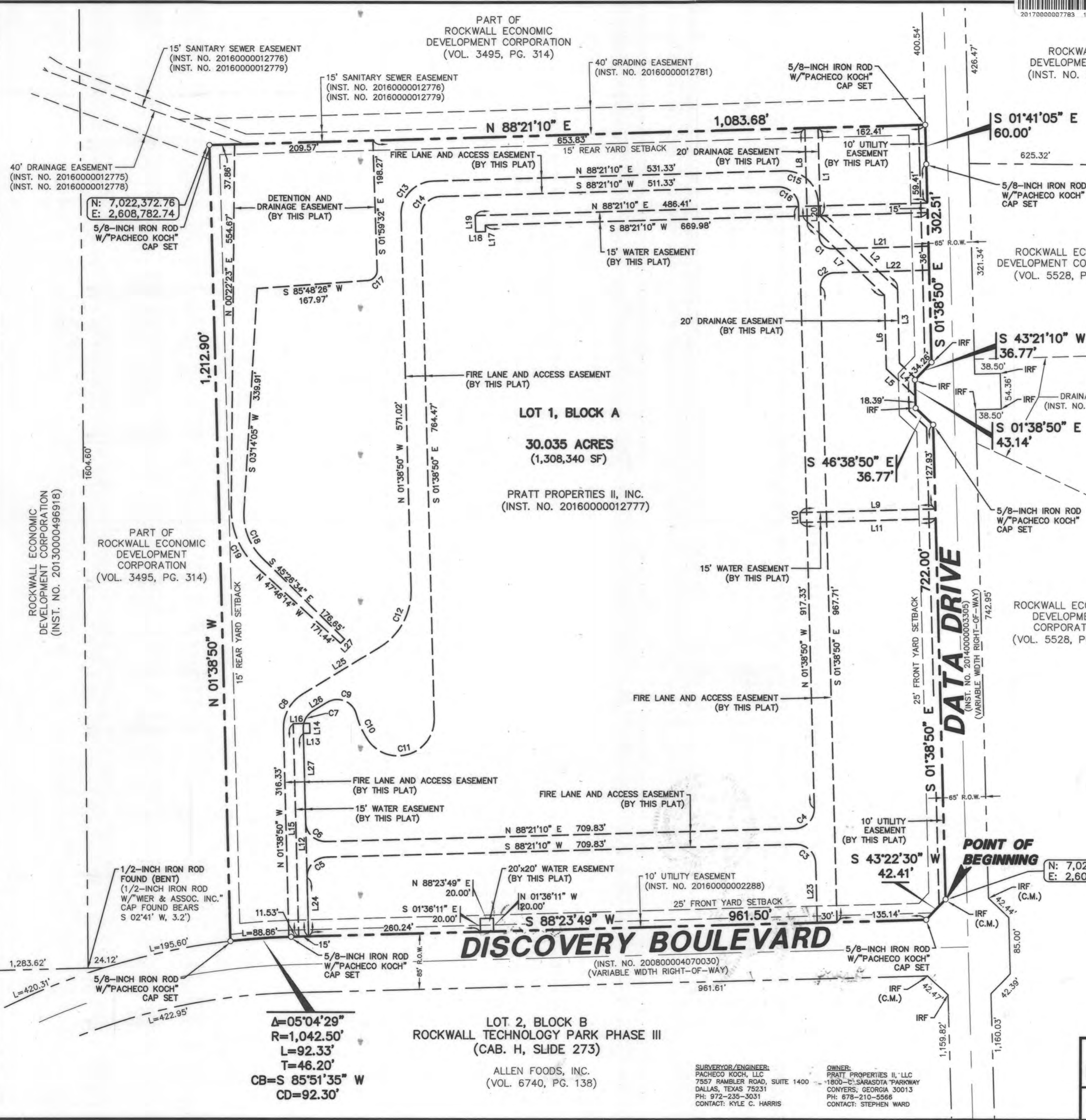
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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 J 141

**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 - P2016-033
1 LOT-30.035 ACRES

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 KCH	SCALE 1"=100'	DATE APRIL 2017	JOB NUMBER 3782-16.054
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LOT 1, BLOCK A
30.035 ACRES
(1,308,340 SF)

PRATT PROPERTIES II, INC.
(INST. NO. 20160000012777)

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

ALLEN FOODS, INC.
(VOL. 6740, PG. 138)

SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE C. HARRIS

OWNER:
PRATT PROPERTIES II, LLC
1800-C SARASOTA PARKWAY
CONYERS, GEORGIA 30013
PH: 678-210-5566
CONTACT: STEPHEN WARD

$\Delta=05^{\circ}04'29''$
 $R=1,042.50'$
 $L=92.33'$
 $T=46.20'$
 $CB=S 85^{\circ}51'35'' W$
 $CD=92.30'$

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Pratt Properties II, LLC, 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 all of that certain tract of land described in Special Warranty Deed to Pratt Properties II, LLC recorded in Instrument No. 2016000012777 of the Official Public 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 westerly 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 along the west line of said Pratt 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, along the north line of said Pratt 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 "PACHECO KOCH" cap set 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, Kyle Coleman Harris, 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.

Kyle Coleman Harris
4/18/17
Date
Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266
kharris@pkce.com



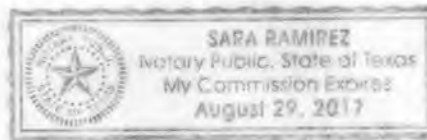
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kyle Coleman Harris, 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 April, 2017.

Sara Ramirez
8/22/17
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 property owner is responsible for maintaining, repairing, and replacing the detention/drainage system(s).
- 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. Property owner is responsible for maintenance, repair and replacement of the detention/drainage systems.
- 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.

PRATT PROPERTIES II, LLC
a Delaware limited liability company,
doing business as Pratt Rockwall II, LLC

NAME: Stephen Ward
TITLE: CFO

STATE OF GEORGIA
COUNTY OF NEWTON

Before me, the undersigned authority, on this day personally appeared Stephen Ward, 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 17th day of April, 2017.

Alicia Teates
Notary Public in and for the State of Georgia
My Commission Expires: May 14, 2018

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission
Date: 7/26/16

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 17th day of April, 2017.

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, 2017.

[Signatures]
Mayor, City of Rockwall
City Secretary
City Engineer

LINE TABLE table with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Rows L1 through L14.

CURVE TABLE table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Rows C1 through C19.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/03/2017 09:37:05 AM
\$100.00
2017000007783



COPY

SHEET 2 OF 2 J142

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 - P2016-033
LOT-30.035 ACRES

SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE C. HARRIS

OWNER:
PRATT PROPERTIES II, LLC
1800-C SARASOTA PARKWAY
CONYERS, GEORGIA 30013
PH: 678-210-5566
CONTACT: STEPHEN WARD

Pacheco Koch logo and contact information table with columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER.

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

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

JOHN H. B. JONES SURVEY
ABSTRACT NO. 125

MATCH LINE - SEE SHEET 2

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

WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

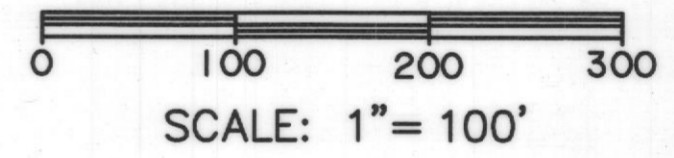
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 3

DATE: 3/28/2018
W.A. No. 17136

*** 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"



J 329
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:

CORPORATE CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)

APPROX. LOCATION SURVEY LINE

APPROX. LOCATION SURVEY LINE

PRINTED: 3/28/2018 STB FILE: WIER-SURVEY.STB LAST SAVED: 3/28/2018 10:36 AM SAVED BY: AARON L. FILE: FINAL-PLAT-LOLLICUP-17136.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

MATCH LINE - SEE SHEET 1

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

LOT 1, BLOCK A
 ROCKWALL TECHNOLOGY PARK
 PHASE IV
 CAB. J, SL. 141
 P.R.R.C.T.
 PRATT PROPERTIES II, INC.
 INST. No. 2016000012777
 O.P.R.R.C.T.

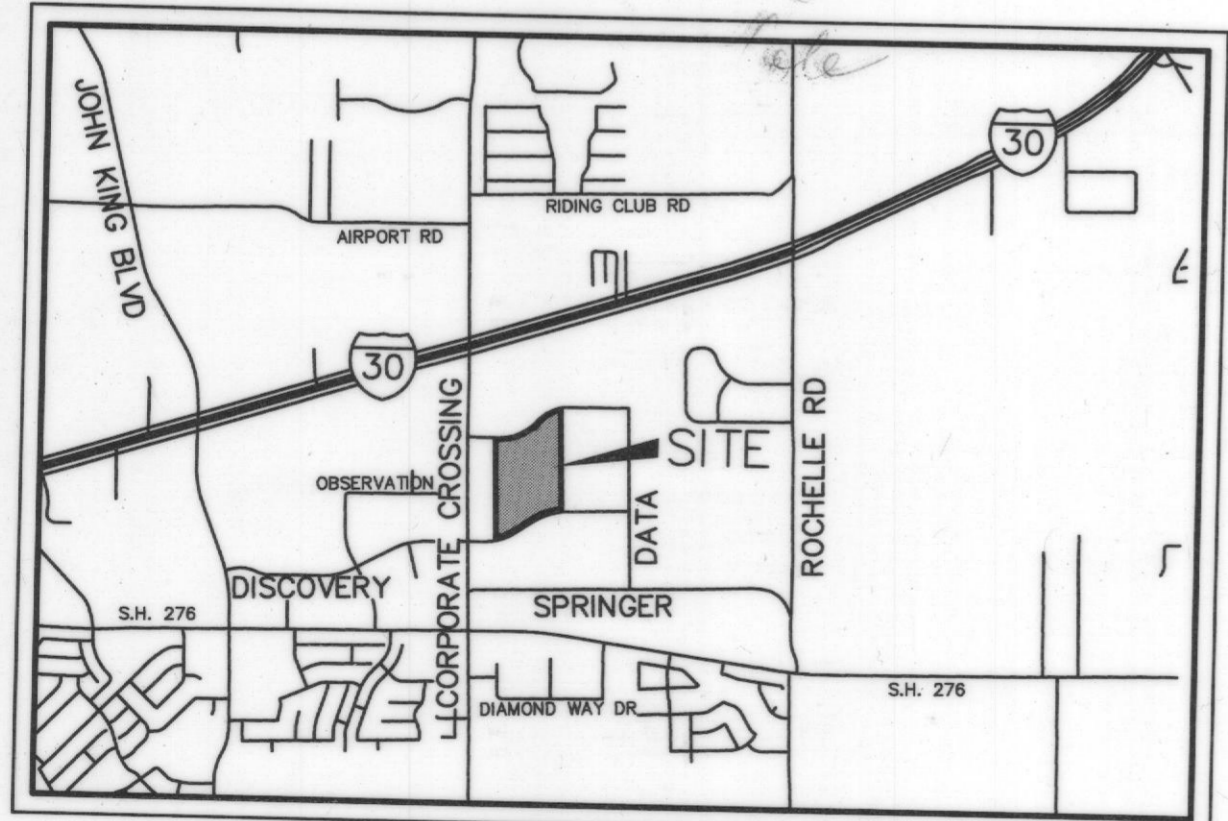
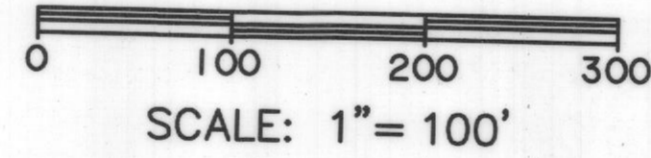
25' BUILDING SETBACK LINE
 CAB. J, SL. 141
 P.R.R.C.T.

(85' WIDE RIGHT-OF-WAY)
 CAB. G, SL. 347
 P.R.R.C.T.

ALLEN FOODS INC.
 VOL. 6740, PG. 138
 D.R.R.C.T.
 LOT 2, BLOCK B
 ROCKWALL TECHNOLOGY PARK
 PHASE III
 CAB. H, SL. 273
 P.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
"WER"	YELLOW STAMPED "WER & ASSOC INC"



SEE SHEET 3 OF 3
 FOR LINE AND
 CURVE TABLES

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

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PRINTED: 3/28/2018 STB FILE: WIER-SURVEY.STB LAST SAVED: 3/28/2018 11:15 AM SAVED BY: AARONLS FILE: FINAL-PLAT-LOLLICUP-17136.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

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 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, 328.62 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

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 MARCH, 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 15th DAY OF May, 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.

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.

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.

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 25th DAY OF March, 2018:

FOR: ROCKWALL ECONOMIC DEVELOPMENT CORPORATION

Dale Cherry OWNER

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dale Cherry 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 25th DAY OF March, 2018.

Elizabeth A Morgan NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Elizabeth A Morgan PRINTED NAME

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/17/2018 12:53:08 PM
\$150.00
201800000086520

COPY



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.

J 331
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

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