

LOT 10, BLOCK B  
FIT SPORT LIFE ADDITION  
(DOC NO.  
20240000015146)  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
(VOL. 3495, PG. 314)

LOT 11, BLOCK B  
FIT SPORT LIFE ADDITION  
(DOC NO. 20240000015146)

LOT 9, BLOCK B  
FIT SPORT LIFE ADDITION  
(DOC NO. 20240000015146)

LOT 3, BLOCK A  
ROCKWALL PARK 30  
(DOC NO.  
20220000013556)

LOT 5, BLOCK A  
ROCKWALL PARK 30  
(DOC NO.  
20230000007732)

**POINT OF BEGINNING**

**CAPITAL BOULEVARD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

**DATA DRIVE**  
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 3, BLOCK A  
ROCKWALL TECHNOLOGY PARK  
PHASE 5 ADDITION  
REMAINDER OF ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
(VOL. 3495, PG. 314)

LOT 1, BLOCK A  
ROCKWALL TECHNOLOGY  
PARK PHASE V  
(INST. NO.  
20230000006632)

41.018 ACRES  
(1,786,760 SF)  
**ZONE "X"**  
(SEE NOTE 2)  
40' GRADING EASEMENT  
(TO BE ABANDONED BY  
SEPARATE INSTRUMENT)

GRID COORDINATES  
N: 7,022,802.74  
E: 2,608,770.37

15' UTILITY EASEMENT  
(DOC. NO. 20140000001153)  
20' DRAINAGE EASEMENT  
(DOC. NO. 20180000008520)  
15' SANITARY SEWER EASEMENT  
(DOC. NO. 20160000012776)  
(DOC. NO. 20160000012779)

40' DRAINAGE EASEMENT  
(DOC. NO. 20160000012775)  
(DOC. NO. 20160000012778)

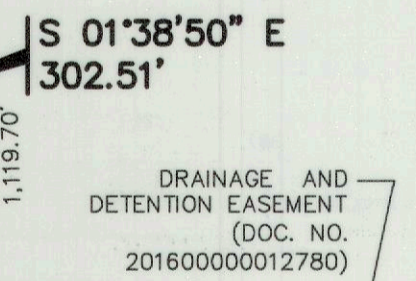
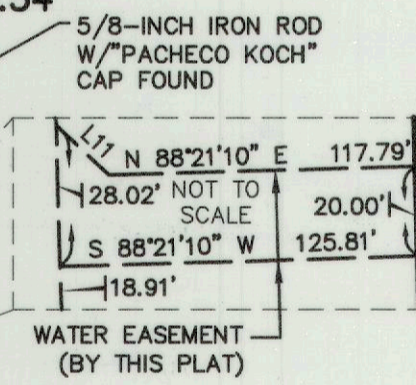
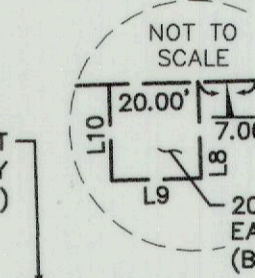
24' FIRELANE PUBLIC ACCESS &  
UTILITY EASEMENT  
(DOC. NO. 20180000008520)  
20' WATERLINE EASEMENT  
(DOC. NO. 20180000008520)

LOT 2, BLOCK A  
ROCKWALL  
TECHNOLOGY PARK,  
PHASE IV  
(DOC. NO. 20180000008520)

15' UTILITY EASEMENT  
(DOC. NO. 20140000001153)  
24' FIRE LANE,  
PUBLIC ACCESS AND  
WATER EASEMENT  
(BY THIS PLAT)  
20' WATER EASEMENT  
(BY THIS PLAT)  
15' SANITARY SEWER EASEMENT  
(DOC. NO. 20160000012776)  
(DOC. NO. 20160000012779)  
40' GRADING EASEMENT  
(DOC. NO. 20160000012781)

15' REAR YARD SETBACK  
DETENTION AND  
DRAINAGE EASEMENT  
(DOC. NO.  
20170000007783)  
15' WATER EASEMENT  
(DOC. NO. 20170000007783)  
15' WATER EASEMENT  
ABANDONMENT  
(BY THIS PLAT)  
FIRE LANE AND ACCESS EASEMENT  
(BY THIS PLAT)  
FIRE LANE, PUBLIC ACCESS  
AND WATER EASEMENT  
(BY THIS PLAT)  
DETENTION AND  
DRAINAGE EASEMENT  
(BY THIS PLAT)  
DETENTION AND  
DRAINAGE EASEMENT  
(DOC. NO. 20170000007783)

15' SANITARY SEWER EASEMENT  
(TO BE ABANDONED BY  
SEPARATE INSTRUMENT)  
FIRE LANE AND ACCESS EASEMENT  
(DOC. NO. 20170000007783)  
20' DRAINAGE  
EASEMENT ABANDONMENT  
(BY THIS PLAT)  
15' WATER EASEMENT  
(DOC. NO. 20170000007783)  
15' WATER EASEMENT  
ABANDONMENT  
(BY THIS PLAT)  
LOT 1, BLOCK A  
ROCKWALL TECHNOLOGY PARK  
PHASE IV  
(DOC. NO. 20170000007783)  
(CAB. J, SLIDE 141)  
STAG ROCKWALL, L.P.  
(DOC. NO. 20170000011752)  
FIRE LANE AND ACCESS EASEMENT  
(DOC. NO. 20170000007783)  
FIRE LANE AND ACCESS EASEMENT  
(DOC. NO. 20170000007783)



MATCH LINE (SEE SHEET 2)

**LEGEND**

- IRF 1/2-INCH IRON ROD  
W/WEIR & ASSOC." CAP FOUND
- IRS 5/8-INCH IRON ROD  
W/"WESTWOOD PS" CAP SET
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- SURVEY ABSTRACT LINE

SEE SHEET 5 FOR LINE TABLE  
AND CURVE TABLE

**SURVEYOR/ENGINEER:**  
WESTWOOD PROFESSIONAL SERVICES, INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

**OWNER:**  
STAG INDUSTRIAL, INC.  
ONE FEDERAL STREET, 23RD FLOOR  
BOSTON, MA 02110  
PH: 617-574-4777  
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756  
TBPELS SURVEYING FIRM NO. 10074301

<b>Westwood</b>		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		westwoodps.com	
DRAWN BY JMC/JRM	CHECKED BY LMG	SCALE 1"=60'	DATE APRIL 2026	JOB NUMBER R0068742.00	

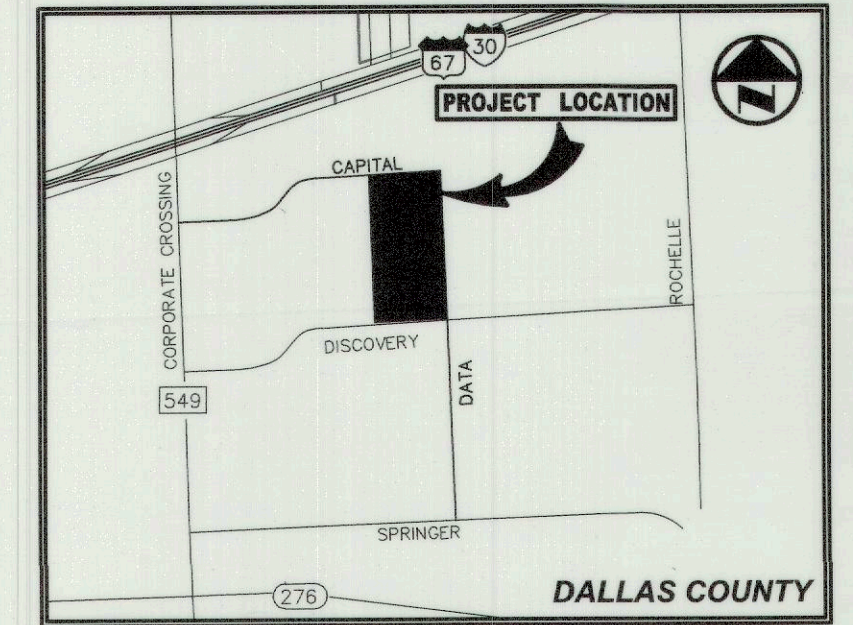
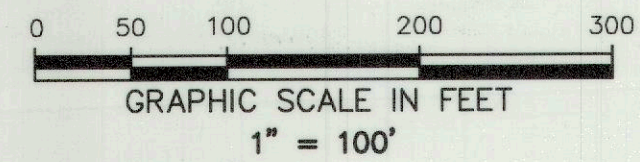
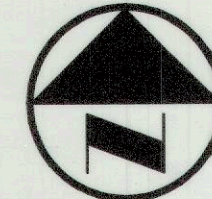
- GENERAL NOTES**
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any 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.
  - Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Rockwall County TxDOT surface adjustment factor of 1.000146135.
  - Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
  - Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
  - Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
  - Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.
  - Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

SHEET 1 OF 6  
REPLAT  
**LOTS 3, BLOCK A  
ROCKWALL TECHNOLOGY  
PARK PHASE 5 ADDITION**

BEING A REPLAT OF LOT 1, BLOCK A,  
ROCKWALL TECHNOLOGY PARK PHASE 4 ADDITION, AND  
TRACT 1 OF THE J.H.B. JONES SURVEY, ABSTRACT 125  
BEING A TOTAL OF 41.018-ACRES SITUATED IN THE  
J.H.B. JONES SURVEY, ABSTRACT NO. 125, AND  
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2026-010

MWEIR 4/22/2026 9:45 AM N:\0068742\00\CAD\DWG\SURVEY\C3D\PLAT\0068742.00\_LP.DWG

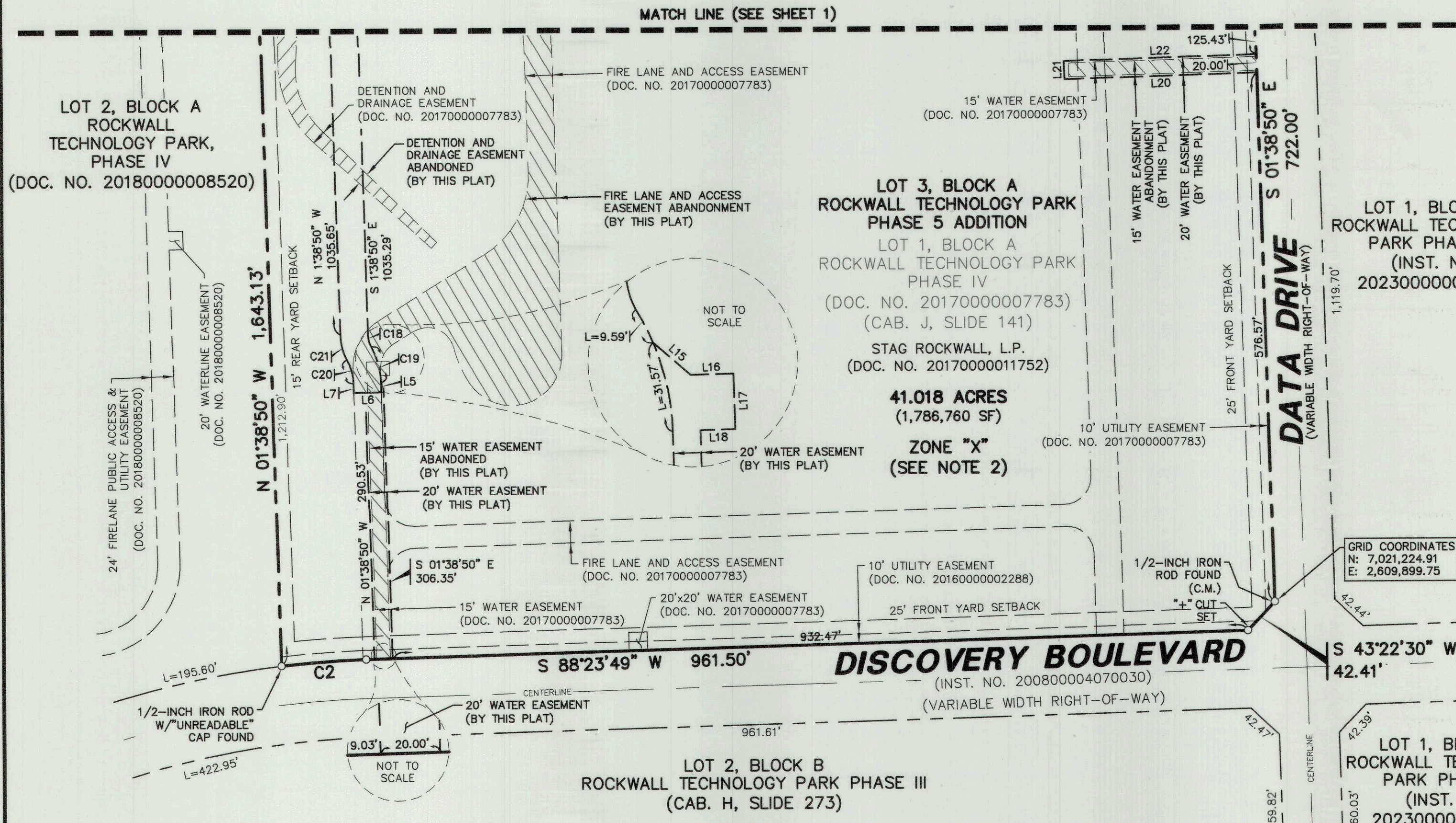
REPLAT-LOT 3, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES

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**LEGEND**

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	SURVEY ABSTRACT LINE

SHEET 2 OF 6  
REPLAT

## LOTS 3, BLOCK A ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION

BEING A REPLAT OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE 4 ADDITION, AND TRACT 1 OF THE J.H.B. JONES SURVEY, ABSTRACT 125 BEING A TOTAL OF 41.018-ACRES SITUATED IN THE J.H.B. JONES SURVEY, ABSTRACT NO. 125, AND ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO. P2026-010

<b>Westwood</b>		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		westwoodps.com	
DRAWN BY JMC/JRM	CHECKED BY LMG	SCALE 1"=100'	DATE APRIL 2026	JOB NUMBER R0068742.00	

**SURVEYOR/ENGINEER:**  
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CONTACT: LUIS M. GONZALEZ

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PH: 617-574-4777  
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756  
TBPELS SURVEYING FIRM NO. 10074301

SEE SHEET 5 FOR LINE TABLE  
AND CURVE TABLE

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REPLAT- LOT 3, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION

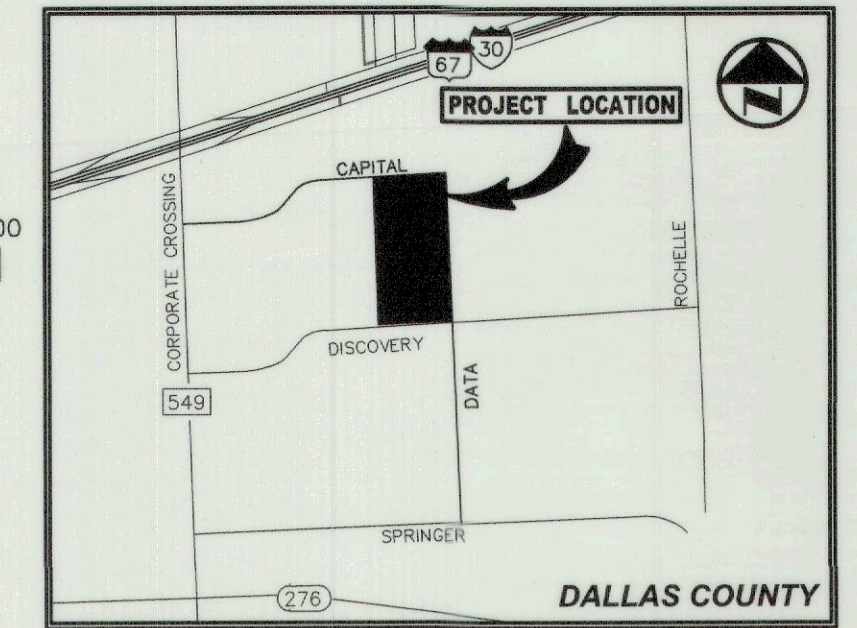
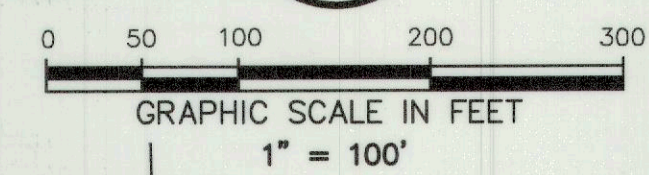
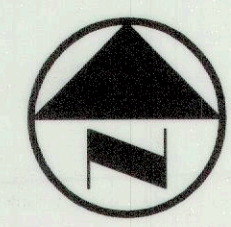
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LOT 9, BLOCK B  
FIT SPORT LIFE ADDITION  
(DOC NO. 20240000015146)

LOT 3, BLOCK A  
ROCKWALL PARK 30  
(DOC NO.  
20220000013556)



**VICINITY MAP**  
(NOT TO SCALE)

### CAPITAL BOULEVARD

(VARIABLE WIDTH RIGHT-OF-WAY)

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120  
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125

**POINT OF BEGINNING**  
IRF  
(C.M.)

LOT 3, BLOCK A  
ROCKWALL TECHNOLOGY PARK  
PHASE 5 ADDITION  
REMAINDER OF ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
(VOL. 3495, PG. 314)

**41.018 ACRES**  
(1,786,760 SF)

LOT 1, BLOCK A  
ROCKWALL TECHNOLOGY  
PARK PHASE V  
(INST. NO.  
20230000006632)

**DATA DRIVE**  
(VARIABLE WIDTH RIGHT-OF-WAY)

#### GENERAL NOTES

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SHEET 3 OF 6  
REPLAT

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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2026-010

### Westwood

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031 westwoodps.com

DRAWN BY JMC/JRM	CHECKED BY LMG	SCALE 1"=60'	DATE APRIL 2026	JOB NUMBER R0068742.00
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TBPELS. ENGINEERING FIRM NO. 11756  
TBPELS SURVEYING FIRM NO. 10074301

**SURVEYOR/ENGINEER:**  
WESTWOOD PROFESSIONAL SERVICES, INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

**OWNER:**  
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BOSTON, MA 02110  
PH: 617-574-4777  
CONTACT: ALAN H. SIMMONS

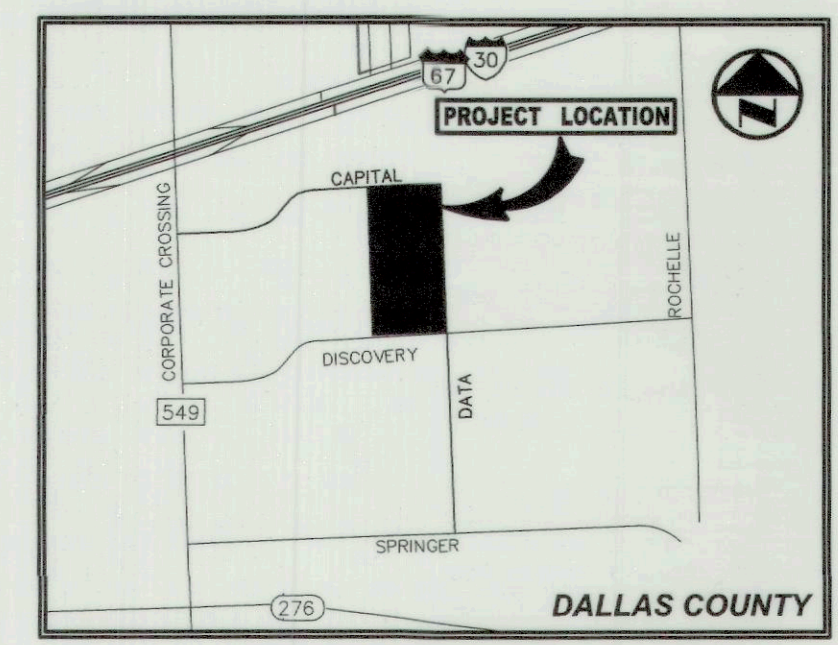
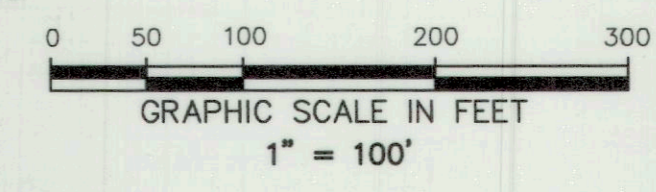
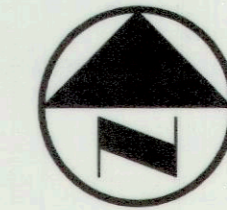
**LEGEND**

IRF	1/2-INCH IRON ROD W/"WEIR & ASSOC." CAP FOUND
IRS	5/8-INCH IRON ROD W/"WESTWOOD PS" CAP SET
---	PROPERTY LINE
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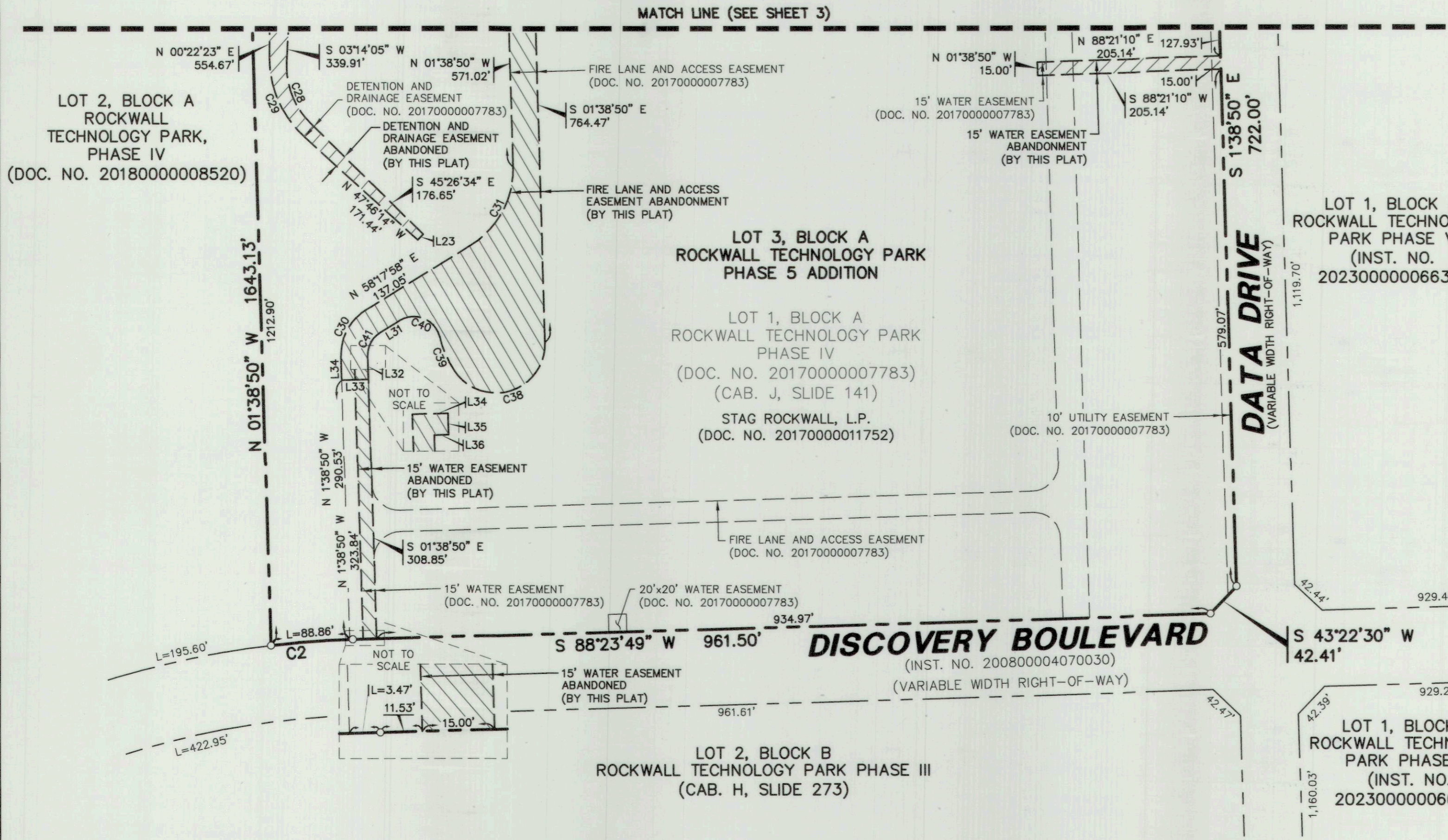
SEE SHEET 5 FOR LINE TABLE  
AND CURVE TABLE

MATCH LINE (SEE SHEET 2)

REPLAT-LOT 3, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION



VICINITY MAP (NOT TO SCALE)



GENERAL NOTES

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SHEET 4 OF 6 REPLAT

LOTS 3, BLOCK A ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION

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Westwood Professional Services, Inc. 7557 RAMBLER ROAD SUITE 1400 DALLAS, TEXAS 75231 972.235.3031 westwoodps.com

Table with columns: DRAWN BY (JMC/JRM), CHECKED BY (LMG), SCALE (1"=100'), DATE (APRIL 2026), JOB NUMBER (R0068742.00)

SURVEYOR/ENGINEER: WESTWOOD PROFESSIONAL SERVICES, INC. 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: 972-235-3031 CONTACT: LUIS M. GONZALEZ
OWNER: STAG INDUSTRIAL, INC. ONE FEDERAL STREET, 23rd FLOOR BOSTON, MA 02110 PH: 617-574-4777 CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301

LEGEND: IRF 1/2-INCH IRON ROD W/WEIR & ASSOC. CAP FOUND, IRS 5/8-INCH IRON ROD W/WESTWOOD PS CAP SET, PROPERTY LINE, EASEMENT LINE, SETBACK LINE, SURVEY ABSTRACT LINE

SEE SHEET 5 FOR LINE TABLE AND CURVE TABLE

MWWEIR 4/22/2026 9:46 AM N:\0068742\00\06 CAD\DWG\SURVEY C3D\PLAT\0068742.00\_RP.DWG

CURVE TABLE													
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	015°03'57"	766.94'	201.67'	101.42'	N 82°11'59" E	201.09'	C21	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'
C2	005°04'29"	1042.50'	92.33'	46.20'	S 85°51'35" W	92.30'	C22	070°31'44"	60.00'	73.86'	42.43'	N 33°37'02" E	69.28'
C3	040°52'54"	30.00'	21.41'	11.18'	S 18°47'37" W	20.95'	C23	070°31'44"	30.00'	36.93'	21.21'	N 33°37'02" E	34.64'
C4	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C24	045°58'15"	30.00'	24.07'	12.73'	N 24°37'58" W	23.43'
C5	090°00'00"	30.00'	47.12'	30.00'	N 43°21'10" E	42.43'	C27	087°47'58"	15.00'	22.99'	14.43'	S 41°54'27" W	20.80'
C6	039°03'54"	30.00'	20.45'	10.64'	N 21°10'48" W	20.06'	C28	048°40'39"	91.00'	77.31'	41.16'	S 21°06'15" E	75.01'
C7	041°45'13"	30.00'	21.86'	11.44'	S 19°13'46" W	21.38'	C29	048°08'36"	120.00'	100.83'	53.61'	N 23°41'56" W	97.89'
C8	074°39'48"	30.00'	39.09'	22.88'	S 38°58'44" E	36.39'	C30	059°56'48"	60.00'	62.78'	34.60'	N 28°19'34" E	59.95'
C9	074°39'48"	60.00'	78.19'	45.76'	S 38°58'44" E	72.77'	C31	059°56'48"	100.00'	104.63'	57.67'	N 28°19'34" E	99.92'
C10	090°00'00"	30.00'	47.12'	30.00'	S 46°38'50" E	42.43'	C32	090°00'00"	50.00'	78.54'	50.00'	N 43°21'10" E	70.71'
C11	064°28'30"	30.00'	33.76'	18.92'	S 56°06'55" W	32.01'	C33	090°00'00"	50.00'	78.54'	50.00'	S 46°38'50" E	70.71'
C12	022°14'11"	90.00'	34.93'	17.69'	S 34°59'45" W	34.71'	C34	090°00'00"	20.00'	31.42'	20.00'	S 46°38'50" E	28.28'
C13	047°45'40"	30.00'	25.01'	13.28'	S 22°14'00" W	24.29'	C35	090°00'00"	20.00'	31.42'	20.00'	S 43°21'10" W	28.28'
C14	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C36	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'
C15	047°45'40"	60.00'	50.02'	26.56'	N 22°14'00" E	48.58'	C37	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'
C16	090°00'00"	30.00'	47.12'	30.00'	N 46°38'50" W	42.43'	C38	147°47'45"	55.00'	141.87'	190.53'	S 72°15'02" W	105.68'
C17	090°00'00"	30.00'	47.12'	30.00'	S 43°21'10" W	42.43'	C39	020°01'17"	120.00'	41.93'	21.18'	N 23°50'27" W	41.72'
C18	026°12'17"	30.00'	13.72'	6.98'	S 14°44'59" E	13.60'	C40	107°52'14"	30.00'	56.48'	41.19'	N 67°45'55" W	48.50'
C19	026°12'17"	90.00'	41.16'	20.95'	S 14°44'59" E	40.80'	C41	059°56'48"	30.00'	31.39'	17.30'	S 28°19'34" W	29.98'
C20	026°12'17"	60.00'	27.44'	13.97'	N 14°44'59" W	27.20'							

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 88°21'10" E	76.04'	L21	N 01°38'50" W	20.00'
L2	S 02°01'49" E	36.00'	L22	N 88°21'10" E	210.14'
L3	S 88°21'10" W	87.99'	L23	S 43°23'28" W	8.72'
L4	S 88°21'10" W	30.00'	L24	S 01°38'50" E	51.41'
L5	S 01°38'50" E	10.00'	L25	N 88°21'10" E	125.37'
L6	S 88°21'10" W	30.00'	L26	S 02°01'49" E	36.00'
L7	N 01°38'50" W	10.00'	L27	S 88°21'10" W	125.61'
L8	S 01°38'50" E	29.50'	L28	S 01°38'50" E	47.13'
L9	S 88°21'10" W	20.00'	L29	S 88°21'10" W	30.00'
L10	N 01°38'50" W	29.50'	L30	N 01°38'50" W	170.54'
L12	S 88°21'10" W	15.00'	L31	S 58°17'58" W	25.28'
L13	N 01°38'50" W	20.00'	L32	S 01°38'50" E	25.80'
L14	N 88°21'10" E	15.00'	L33	S 88°21'10" W	30.00'
L15	S 46°38'50" E	7.24'	L34	N 01°38'50" W	25.80'
L16	N 88°21'10" E	15.36'	L35	N 88°21'10" E	25.00'
L17	S 01°38'50" E	20.00'	L36	S 01°38'50" E	15.00'
L18	S 88°21'10" W	12.50'	L37	S 88°21'10" W	10.00'
L20	S 88°21'10" W	210.14'			

SHEET 5 OF 6  
REPLAT

# LOTS 3, BLOCK A ROCKWALL TECHNOLOGY PARK PHASE 5 ADDITION

BEING A REPLAT OF LOT 1, BLOCK A,  
ROCKWALL TECHNOLOGY PARK PHASE 4 ADDITION, AND  
TRACT 1 OF THE J.H.B. JONES SURVEY, ABSTRACT 125  
BEING A TOTAL OF 41.018-ACRES SITUATED IN THE  
J.H.B. JONES SURVEY, ABSTRACT NO. 125, AND  
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2026-010

**Westwood**

Westwood Professional Services, Inc.

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031  
westwoodps.com

SURVEYOR/ENGINEER:  
WESTWOOD PROFESSIONAL SERVICES, INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
STAG INDUSTRIAL, INC.  
ONE FEDERAL STREET, 23rd FLOOR  
BOSTON, MA 02110  
PH: 617-574-4777  
CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756  
TBPELS SURVEYING FIRM NO. 10074301

DRAWN BY  
JMC/JRM

CHECKED BY  
LMG

SCALE  
1"=100'

DATE  
APRIL 2026

JOB NUMBER  
R0068742.00

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the Rockwall Economic Development Corporate and Stag Rockwall, L.P., are the owners of a 41.018 acre (1,786,760 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION
DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 41.018 acre (1,786,760 square foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120 and John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being all of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 2018000008520 of the Official Public Records of Rockwall County, Texas, said tract being all of that certain tract of land described in Special Warranty Deed to Stag Industrial Holdings, LLC recorded in Document Number 20170000011752 of the said Official Public Records and 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 41.018 acre (1,786,760 square foot) tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WIER & ASSOC." cap found for corner in the south right-of-way line of Capital Boulevard (a variable width right-of-way); said point being the northeast corner of Lot 2, Block A, Rockwall Technology Park, Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 2018000008520 of the Official Public Records of Rockwall County, Texas; said point being a non-tangent curve to the right;

THENCE, along the said souther line of Capital Boulevard, the following two (2) calls:

In a northeasterly direction along a said curve to the right, having a central angle of 15 degrees, 03 minutes, 57 seconds, having a radius of 766.94 feet, a chord bearing and distance of North 82 degrees, 11 minutes, 59 seconds East, 201.09 feet, an arc distance of 201.67 feet to a 1/2-inch iron rod with "WIER & ASSOC." cap found at the end of said curve;

North 89 degrees, 43 minutes, 48 seconds East, a distance of 853.72 1/2-inch iron rod with "WIER & ASSOC." cap found for corner; said point being the northwest end of a right-of-way corner clip; said point being at the intersection of said south line of Capital Boulevard and the west right-of-way line of Data Drive (a variable width right-of-way);

THENCE, South 45 degrees, 58 minutes, 39 seconds East, along the said corner clip, a distance of 42.95 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner; said point being the southeast end of said corner clip;

THENCE, South 01 degrees, 41 minutes, 05 seconds East, along the said west line of Data Drive, a distance of 400.54 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of Lot 1, Block A, Rockwall Technology Park Phase IV, an addition to the City of Rockwall according to the plat recorded in Document Number 2018000008520 of said Official Public Records;

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

South 01 degrees, 41 minutes, 05 seconds East, at a distance of 400.54 feet to passing a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being a northeast corner of said Lot 1, Block A; continuing a total distance of 460.54 feet to a 1/2-inch iron rod with "WIER & ASSOC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 5/8-inch iron rod with "WESTWOOD PS" 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 "WESTWOOD PS" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a 1/2-inch iron rod found for corner; said point being the northeast end of a right-of-way corner clip; said point being at the intersection of said west line of Data Drive 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 "+" cut in concrete set for corner; said point being the southwest end of said corner clip;

THENCE, departing the said west line of Data Drive and along the said north line of Discovery Boulevard, the following two (2) calls:

South 88 degrees, 23 minutes, 49 seconds West, a distance of 961.50 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds, a radius of 1042.50 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 1/2-inch iron rod with "UNREADABLE." cap at the end of said curve; said point being the southeast corner of said Lot 2;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and along the east line of said Lot 2, at a distance of 1,212.90 passing the northwest corner of said Lot 1, continuing a total distance of 1,643.13 feet to the POINT OF BEGINNING;

CONTAINING: 1,786,760 square feet or 41.018 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Luis M. Gonzalez, 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 Luis M. Gonzalez, Registered Professional Land Surveyor No. 6793, dated 4/28/2022. Includes surveyor seal.

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 the LOT 3, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE 5 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, 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 LOT 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH 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;

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.

The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

STAG ROCKWALL, L.P.,
a Delaware limited partnership

By: STAG TX GP 2, LLC,
a Delaware limited liability company,
its general partner

Signature of Alan H. Simmons, Assistant Secretary

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

Before me, the undersigned authority, on this day personally appeared Alan H. Simmons, 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 27 day of April, 2026.

Signature of Nicole C. Cotter, Notary Public in and for the State of Texas

Signature of Nicole C. Cotter, Notary Public in and for the State of Texas, My Commission Expires: 2/22/2030

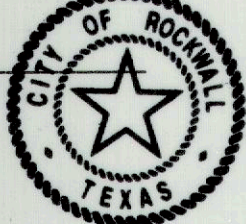
APPROVED

I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the 6 day of April, 2026.

Signature of Mayor of the City of Rockwall

Signature of Planning and Zoning Chairman

Signature of City Secretary



Signature of City Engineer

SHEET 6 OF 6
REPLAT
LOTS 3, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE 5 ADDITION
BEING A REPLAT OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE 4 ADDITION, AND TRACT 1 OF THE J.H.B. JONES SURVEY, ABSTRACT 125 BEING A TOTAL OF 41.018-ACRES SITUATED IN THE J.H.B. JONES SURVEY, ABSTRACT NO. 125, AND ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO. P2026-010

Table with Westwood logo and contact information: 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 westwoodps.com. Includes columns for DRAWN BY (JMC/JRM), CHECKED BY (LMG), SCALE (1"=100'), DATE (APRIL 2026), and JOB NUMBER (R0068742.00).

SURVEYOR/ENGINEER: WESTWOOD PROFESSIONAL SERVICES, INC. 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: 972-235-3031 CONTACT: LUIS M. GONZALEZ
OWNER: STAG INDUSTRIAL, INC. ONE FEDERAL STREET, 23rd FLOOR BOSTON, MA 02110 PH: 617-574-4777 CONTACT: ALAN H. SIMMONS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301