

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

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

ROCKWALL TECHNOLOGY  
PARK PHASE II  
CABINET E, SLIDE 306  
P.R.R.C.T.

PLACE OF  
BEGINNING

BLOCK 'A'  
LOT 1

DISCOVERY BLVD.  
1/2" IRF  
WIER &  
ASSOC.,  
INC. (CM)

BLOCK 'B'  
LOT 1

ROCKWALL TECHNOLOGY  
PARK PHASE II  
CABINET E, SLIDE 306  
P.R.R.C.T.

CITY MON.  
RO05-1

J. A. RAMSEY SURVEY  
ABSTRACT NO. 186

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.

CITY OF ROCKWALL  
VOL. 2219, PG. 187  
D.R.R.C.T.

NATIVE OAKS PROPERTIES, INC.  
VOL. 405, PG. 221  
D.R.R.C.T.

CURVE DATA  
D = 23°06'00"  
R = 1042.50'  
L = 420.31'  
CH = N76°51'30"E  
417.46'

CURVE DATA  
D = 25°18'33"  
R = 957.50'  
L = 422.95'  
CH = S75°45'14"W  
419.52'

ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
VOLUME 2224, PAGE 226  
D.R.R.C.T.

J. B. JONES SURVEY  
ABSTRACT NO. 125

APPROXIMATE LOCATION  
OF SURVEY LINE

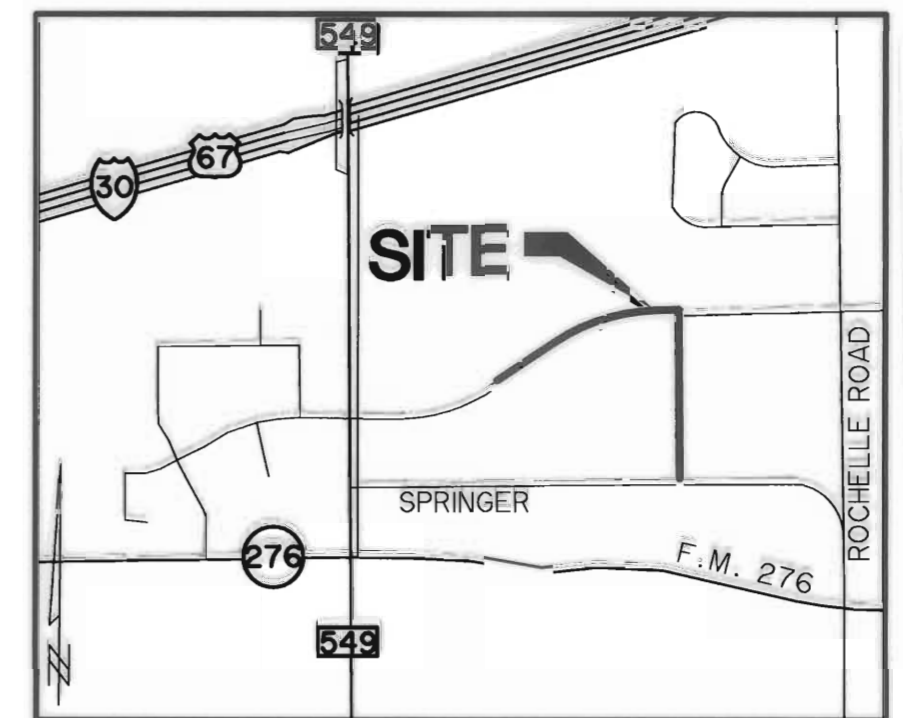
BLACKLAND WATER SUPPLY  
VOL. 235, PG. 233  
D.R.R.C.T.

FUTURE R.O.W.

DISCOVERY BLVD. & DATA  
DRIVE R.O.W. DEDICATION  
4.870 AC. (212,127 S.F.)

FUTURE R.O.W.

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



**VICINITY MAP**

N.T.S.



**\* LEGEND \***

- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY TEXAS
- (CM) CONTROLLING MONUMENT
- IRF IRON ROD FOUND

FILED FOR RECORD  
ROCKWALL, TEXAS  
08 OCT 21 PM 2:11  
LISA CONSTANT  
COUNTY CLERK  
DEPUTY

**RIGHT-OF-WAY DEDICATION PLAT FOR:  
DISCOVERY BOULEVARD  
& DATA DRIVE**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL  
COUNTY, TEXAS, BEING 4.870 ACRES OF LAND  
LOCATED IN THE J.B. JONES SURVEY,  
ABSTRACT No. 125, & J.A. RAMSEY SURVEY,  
ABSTRACT No. 186, CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

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

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700  
12800 U.S. HIGHWAY 287 N, SUITE 101 MANSFIELD, TEXAS 76033 METRO (817)477-8700  
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)397-8000  
www.WierAssociates.com

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:

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE J.B. JONES SURVEY, ABSTRACT No. 125, ROCKWALL COUNTY, TEXAS, AND IN THE J.A. RAMSEY SURVEY, ABSTRACT No. 186, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2224, PAGE 226, VOLUME 3495, PAGE 314, AND VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED 'WIER & ASSOC., INC.', BEING THE NORTHEAST CORNER OF THE RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (85 FOOT RIGHT-OF-WAY) AND BEING ON THE EAST LINE OF BLOCK 'A', LOT 1, OF SAID ROCKWALL ECONOMIC DEVELOPMENT CORPORATION AS RECORDED IN CABINET E, SLIDE 306, OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,042.50 FEET, A DELTA ANGLE OF 23°06'00", AND A CHORD BEARING N 76°51'30" E, 420.31 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE N 88°24'29" E, 961.50 FEET TO A 1/2-INCH IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE N 43°23'10" E, 42.41 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE N 88°24'29" E, 65.00 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE S 46°36'50" E, 42.44 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE S 01°40'02" E, 85.00 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE S 43°21'17" W, 42.39 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE S 01°41'55" E, 1160.03 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE S 46°33'09" E, 42.53 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.', BEING IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (80' R.O.W.),

THENCE S 88°35'37" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD, 62.50 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE S 88°36'19" W, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD, 62.50 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE N 43°27'12" E, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD, 42.31 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE N 01°41'55" W, 1159.82 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE N 46°38'43" W, 42.47 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.',

THENCE S 88°24'29" W, 961.61 FEET TO A 1/2" IRON ROD SET STAMPED 'WIER & ASSOC., INC.', BEING THE BEGINNING OF A CURVE TO THE LEFT,

THENCE ALONG SAID CURVE TO LEFT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 25°18'33", AND A CHORD BEARING S 75°45'14" W, 422.95 FEET TO A 1/2" IRON ROD FOUND STAMPED 'WIER & ASSOC., INC.',

THENCE N 01°23'41" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID DISCOVERY BLVD., 93.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.870 ACRES (212, 127 SQ. FT.) OF LAND.

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

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 DISCOVERY BOULEVARD AND DATA DRIVE RIGHT-OF-WAY 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 DISCOVERY BOULEVARD AND DATA DRIVE RIGHT-OF-WAY 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 (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

Shari Branna
OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shari Branna, 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 September, 2008.

Cher Bullard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: June 15, 2009

N.A.
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTREST

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 \_\_\_\_\_, 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: \_\_\_\_\_

NOTE: 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 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.

REGISTERED PUBLIC SURVEYOR NO. 5798

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

August 12, 2008
DATE

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 18th DAY OF August, 2008

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 17th DAY OF September, 2008.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

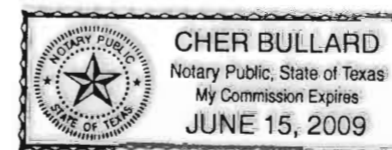
CITY ENGINEER



RIGHT-OF-WAY DEDICATION PLAT FOR:
DISCOVERY BOULEVARD
& DATA DRIVE

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING 4.870 ACRES OF LAND LOCATED IN THE J.B. JONES SURVEY, ABSTRACT No. 125, & J.A. RAMSEY SURVEY, ABSTRACT No. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
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13200 U.S. HIGHWAY 287 N, SUITE 101 MANSFIELD, TEXAS 77003 METRO (817)477-8700
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000
www.WierAssociates.com



Discovery Blvd & Data Drive
Right-of-way dedication plat
W.A. No. 98041.04
FILE: 08-27-2008 11:04-Plat2.dwg
DATE: 08-27-2008