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WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: MARCH 17, 2005

Grantor: DOYLE K. CAIN AND E. JANE CAIN, HUSBAND AND WIFE

Grantor's mailing address:
1375 CR 2290
MINEOLA, WOOD COUNTY, TEXAS 75773

Grahtee: CITY OF ROCKWALL

Grantee's mailing address:
ATTN: JULIE COUCH, CITY MANAGER
205 W. RUSK
ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

Consideration: Ten and No/100 Dollars (\$10.00) Cash and other good and valuable consideration.

Property (including any improvements):

SEE EXHIBITS "C-1A", "C-1B", "C-2A" AND "C-2B" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES FOR LEGAL DESCRIPTION.

The Property described in Exhibit "C-1A" and Exhibit "C-2A" is conveyed to Grantee in full fee save and except the mineral rights.

The property described in Exhibit "C-1B" and Exhibit "C-2B" is conveyed to Grantee as grading easements only. Upon completion of construction of Summer Lee Drive and acceptance by Grantee, this property shall revert to Grantor and Grantee shall confirm the revision by issuing a deed to Grantor.

Reservations from and Exceptions to Conveyance:

- A. THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS-OF-WAY, AND EASEMENTS PROPERLY OF RECORD, IF ANY, AFFECTING THE ABOVE DESCRIBED PROPERTY AND VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY.
- B. GRANTORS RESERVE UNTO THEMSELVES, THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS ALL OF

THE OIL, GAS, AND OTHER MINERALS LOCATED ON, IN AND/OR UNDER THE PROPERTY.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Doyle K. Cain
DOYLE K. CAIN

E. Jane Cain
E. JANE CAIN

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on March 17, 2005, by DOYLE K. CAIN AND E. JANE CAIN, HUSBAND AND WIFE.

Chris Hail

Notary Public, State of Texas



AFTER RECORDING RETURN TO:
CITY OF ROCKWALL
ATTN: JULIE COUCH, CITY MANAGER
205 W. RUSK
ROCKWALL, TEXAS 75087

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EXHIBIT "C-1A"
LEGAL DESCRIPTION
A PORTION OF LOT 2, BLOCK 18
PLAT OF GEORGE MOTON ESTATE

BEING A TRACT OF LAND LOCATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 18 OF PLAT OF GEORGE MOTON ESTATE, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 47B, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, (P.R.C.T.), AND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN A DEED TO CAIN DOYLE RECORDED IN VOLUME 133, PAGE 246, DEED RECORDS, ROCKWALL COUNTY, TEXAS, (D.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." BEING THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 18 AND ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 18;

THENCE SOUTH 45 DEGREES 26 MINUTES 32 SECONDS EAST ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 1, A DISTANCE OF 15.91 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.";

THENCE SOUTH 81 DEGREES 22 MINUTES 15 SECONDS WEST LEAVING SAID COMMON LINE A DISTANCE OF 26.24 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC. BEING IN THE NORTH LINE OF SAID LOT 2;

THENCE NORTH 44 DEGREES 03 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 21.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 167 SQUARE FEET OF LAND.

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EXHIBIT "C-1B"
LEGAL DESCRIPTION
A PORTION OF LOT 2, BLOCK 18
PLAT OF GEORGE MOTON ESTATE

BEING A TRACT OF LAND LOCATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK 18 OF PLAT OF GEORGE MOTON ESTATE, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 47B, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, (P.R.C.T.), AND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN A DEED TO CAIN DOYLE RECORDED IN VOLUME 133, PAGE 246, DEED RECORDS, ROCKWALL COUNTY, TEXAS, (D.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." FROM WHICH THE MOST EASTERLY CORNER OF SAID LOT 2, BLOCK 18 BEARS NORTH 45 DEGREES 26 MINUTES 32 SECONDS WEST A DISTANCE OF 15.91 FEET;

THENCE SOUTH 45 DEGREES 26 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 5.93 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 55 MINUTES 18 SECONDS WEST LEAVING THE EAST LINE OF SAID LOT 2, A DISTANCE OF 20.31 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 26 MINUTES 55 SECONDS WEST A DISTANCE OF 16.46 FEET TO A POINT BEING IN THE NORTH LINE OF SAID LOT 2;

THENCE NORTH 44 DEGREES 03 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 8.75 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.";

THENCE NORTH 81 DEGREES 22 MINUTES 15 SECONDS EAST LEAVING THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 26.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 168 SQUARE FEET OF LAND.

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EXHIBIT "C-2A"
LEGAL DESCRIPTION
A PORTION OF LOT 1, BLOCK 18
PLAT OF GEORGE MOTON ESTATE

BEING A TRACT OF LAND LOCATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 18 OF PLAT OF GEORGE MOTON ESTATE, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 47B, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), AND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN A DEED TO CULPEPPER/SPATEX RECORDED IN VOLUME 241, PAGE 278, DEED RECORDS, ROCKWALL COUNTY, TEXAS, (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 18 AND ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 16, OF SAID MOTON PLAT;

THENCE SOUTH 45 DEGREES 25 MINUTES 57 SECONDS EAST ALONG THE COMMON LINE OF SAID LOT 1, AND LOT 2, A DISTANCE OF 65.47 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.";

THENCE SOUTH 81 DEGREES 22 MINUTES 15 SECONDS WEST LEAVING SAID COMMON LINE A DISTANCE OF 81.74 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC. BEING IN THE WEST LINE OF SAID LOT 1 AND ALSO BEING IN THE EAST LINE OF LOT 2, OF SAID BLOCK 18;

THENCE NORTH 45 DEGREES 26 MINUTES 32 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, BLOCK 18, A DISTANCE OF 15.91 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC. BEING THE NORTHWEST CORNER OF SAID LOT 1 AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 18;

THENCE NORTH 44 DEGREES 03 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 65.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,663 SQUARE FEET OF LAND.

EXHIBIT "C-2B"
LEGAL DESCRIPTION
A PORTION OF LOT 1, BLOCK 18
PLAT OF GEORGE MOTON ESTATE

BEING A TRACT OF LAND LOCATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 18 OF PLAT OF GEORGE MOTON ESTATE, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 47B, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), AND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN A DEED TO CULPEPPER/SPATEX RECORDED IN VOLUME 241, PAGE 278, DEED RECORDS, ROCKWALL COUNTY, TEXAS, (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 16 OF SAID MOTON PLAT BEARS SOUTH 45 DEGREES 25 MINUTES 57 SECONDS EAST, 65.47 FEET;

THENCE SOUTH 45 DEGREES 25 MINUTES 57 SECONDS EAST ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 18 AND LOT 2, A DISTANCE OF 5.01 FEET TO A POINT;

THENCE SOUTH 80 DEGREES 08 MINUTES 47 SECONDS WEST LEAVING SAID COMMON LINE A DISTANCE OF 80.48 FEET TO A POINT BEING IN THE NORTH LINE OF SAID LOT 1;

THENCE NORTH 45 DEGREES 26 MINUTES 32 SECONDS WEST ALONG THE WEST LINE OF SAID LINE LOT 1, A DISTANCE OF 7.16 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.;

THENCE NORTH 81 DEGREES 22 MINUTES 15 SECONDS EAST LEAVING THE WEST LINE OF SAID LOT 2, A DISTANCE OF 81.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 398 SQUARE FEET OF LAND.

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Filed for Record in:
Rockwall County

On: Mar 18, 2005 at 10:14A

As a
Recordings

Document Number: 00324459

Amount 26.00

Receipt Number - 134084
By,
Francine

STATE OF TEXAS

COUNTY OF ROCKWALL

I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Rockwall County
as stamped hereon by me.

Mar 18, 2005

Honorable Paulette Burks, County Clerk
Rockwall County

This Document has been received by this Office for
Recording into the Official Public Records. We do
hereby swear that we do not discriminate due to
Race, Creed, Color, Sex or National Origin.