

## 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: June 7, 2005

Grantor: MARY JANE ALOMA MATTHEWS, A SINGLE PERSON

Grantor's mailing address:

C/O DAVID STUBBLEFIELD  
2305 RIDGE ROAD #201

ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

Grantee: CITY OF ROCKWALL

Grantee's mailing address:

C/O JULIE COUCH, CITY MANAGER  
385 S. GOLIAD

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 "A" AND "A-1" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES FOR LEGAL DESCRIPTION.

Reservations from and Exceptions to Conveyance:

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.

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.

00330949

04067

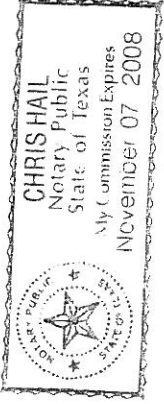
00203

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

*Mary Jane Aloma Matthews*  
MARY JANE ALOMA MATTHEWS

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on June 7, 2005, by  
MARY JANE ALOMA MATTHEWS.



*Chris Hail*

Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
CITY OF ROCKWALL  
C/O JULIE COUCH, CITY MANAGER  
385 S. GOLIAD  
ROCKWALL, TEXAS 75087

EXHIBIT "A"

04067

00204

BEING A TRACT OF LAND LOCATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF LOT 5 "A", ISAAC BROWN ADDITION AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 57, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, (P.R.C.T.), AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM D. DOUGLAS TRACT RECORDED IN VOLUME 144, PAGE 799, D.R.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

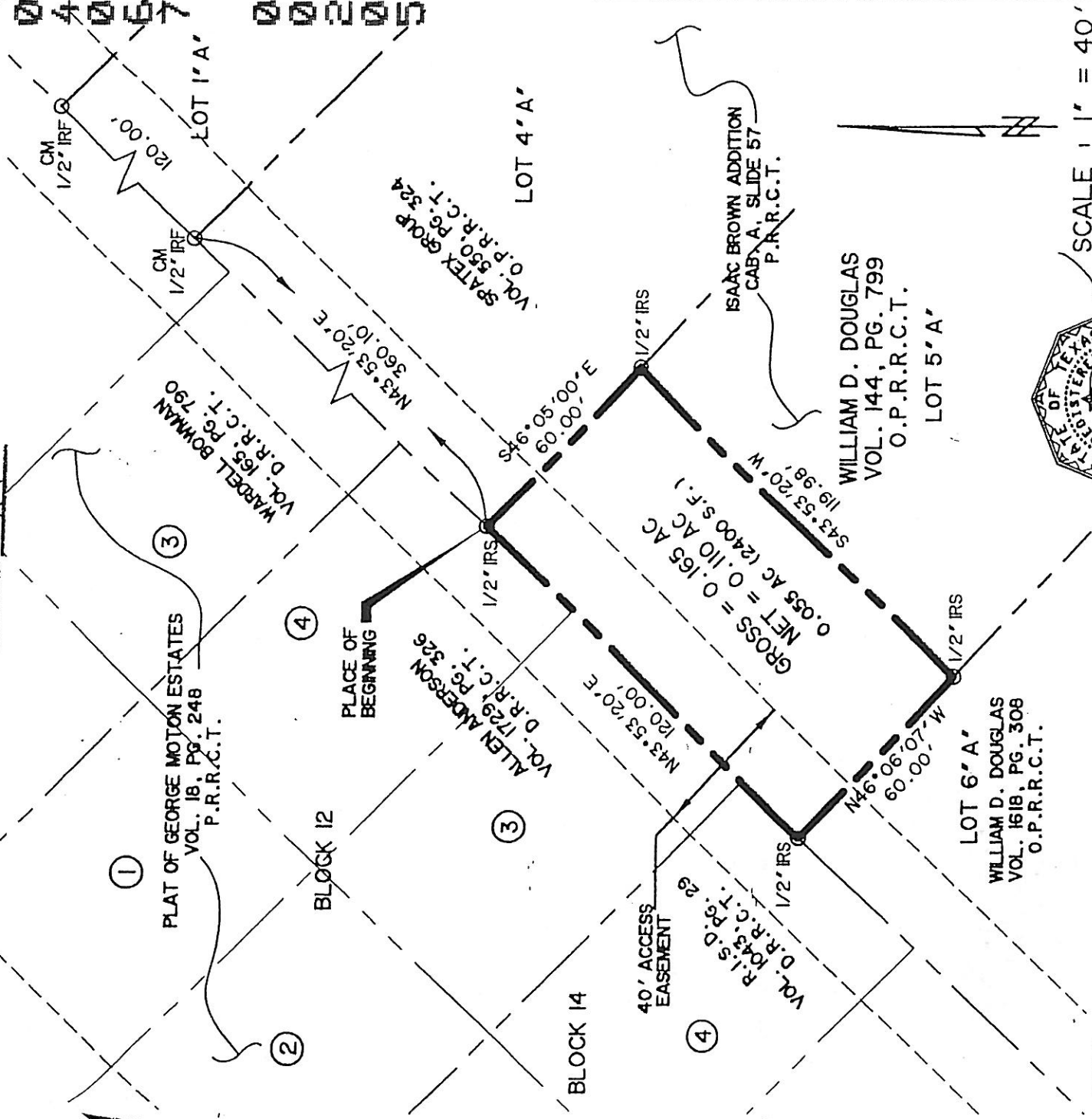
BEGINNING AT A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." BEING THE MOST NORTHERLY CORNER OF SAID LOT 5 "A", BEING THE MOST WESTERLY CORNER OF LOT 4 "A" OF SAID ISAAC BROWN ADDITION, AND ALSO BEING IN THE SOUTHEASTERLY LINE OF THE PLAT OF GEORGE MOTON ESTATE AS SHOWN ON THE PLAT RECORDED IN VOLUME 18, PAGE 248, P.R.C.T., FROM WHICH A ½" IRON ROD FOUND BEARS NORTH 43 DEGREES 53 MINUTES 20 SECONDS EAST, A DISTANCE OF 360.10 FEET BEING THE MOST WESTERLY CORNER OF LOT 1 "A" OF SAID ISAAC BROWN ADDITION;

THENCE SOUTH 46 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE COMMON LINE OF SAID LOT 5 "A" AND LOT 4 "A", A DISTANCE OF 60.00 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.";

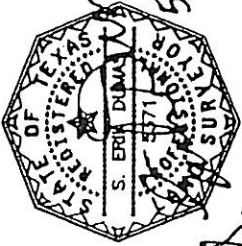
THENCE SOUTH 43 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 119.98 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." IN THE SOUTHWESTERLY LINE OF SAID LOT 5 "A";

THENCE NORTH 46 DEGREES 06 MINUTES 07 SECONDS WEST ALONG THE COMMON LINE OF LOT 6 "A" OF SAID ISAAC BROWN ADDITION AND SAID LOT 5 "A", A DISTANCE OF 60.00 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." IN THE SOUTHWESTERLY LINE OF SAID GEORGE MOTON ESTATE BEING THE MOST WESTERLY CORNER OF SAID LOT 5 "A" AND ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT 6 "A";

THENCE NORTH 43 DEGREES 53 MINUTES 20 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 "A", A DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.165 ACRES (7,200 SQUARE FEET) OF LAND OF WHICH 0.055 ACRES (2,400 SQUARE FEET) LIE WITHIN A 40 FOOT ACCESS EASEMENT, LEAVING A NET ACREAGE OF 0.110 ACRES (4,800 SQUARE FEET).



NOTES:  
 1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE CITY OF ROCKWALL MONUMENTS RESET #6-1 AND RESET #1 BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83.  
 2. SURVEYED ON THE GROUND MAY 25, 2004.



SCALE 1" = 40'

**EXHIBIT "M"**  
 BEING A PART OF LOT 5 "A",  
 ISAAC BROWN ADDITION,  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

LEGEND  
 IRS IRON ROD SET  
 RF IRON ROD FOUND  
 CM CONTROLLING MONUMENT  
 ③ LOT NUMBER

WA#03049  
 EXHIBIT-M.dwg  
 05-28-2004  
 14:136

**VWA** WIER & ASSOCIATES, INC.

00330949

OR

04067

00306

Filed for Record in:  
Rockwall County

On: Jun 22, 2005 at 10:24A

As a  
Recordings

Document Number: 00330949

Amount 22.00

Receipt Number - 140018

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.

Jun 22, 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.