

## 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:** WILLIAM DALE DOUGLASS, A SINGLE PERSON

**Grantor's mailing address:**  
7178 ROLLING FORK  
DALLAS, DALLAS COUNTY, TEXAS 75228

**Grantee:** 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 "P", "P-1", "L", "L-1", "V" AND "V-1" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES FOR LEGAL DESCRIPTION.

**Reservations from and Exceptions to Conveyance:**

RESTRICTIONS

NONE OF RECORD

EASEMENTS

20' EASEMENT AS SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 57, MAP RECORDS, ROCKWALL COUNTY, TEXAS.

20' ACCESS ROAD EASEMENT AS SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 57, MAP RECORDS, ROCKWALL COUNTY, TEXAS.

LOCATIONS OF CROSS FENCES AS SHOWN ON SURVEY MADE BY ROBERT H. WEST, DATED SEPTEMBER 28, 1984.

RESERVATIONS

NONE OF RECORD

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.

*William Dale Douglass*  
WILLIAM DALE DOUGLASS

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on June 7, 2005, by  
WILLIAM DALE DOUGLASS.



*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

EXHIBIT "P"  
LEGAL DESCRIPTION  
A PORTION OF LOT 2"A?  
ISAAC BROWN ADDITION

BEING A TRACT OF LAND LOCATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY TEXAS AND BEING A PORTION OF LOT 2"A", ISAAC BROWN ADDITION AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 57 PLAT RECORDS ROCKWALL, ROCKWALL COUNTY TEXAS (P.R.C.T.), AND BEING A PORTION OF WILLIAM D. DOUGLAS TRACT AS DESCRIBED BY A DEED RECORDED IN VOLUME 1618, PAGE 308 D.R.R.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

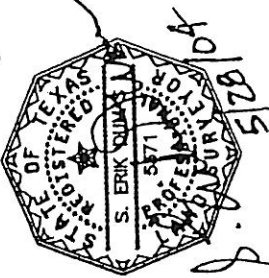
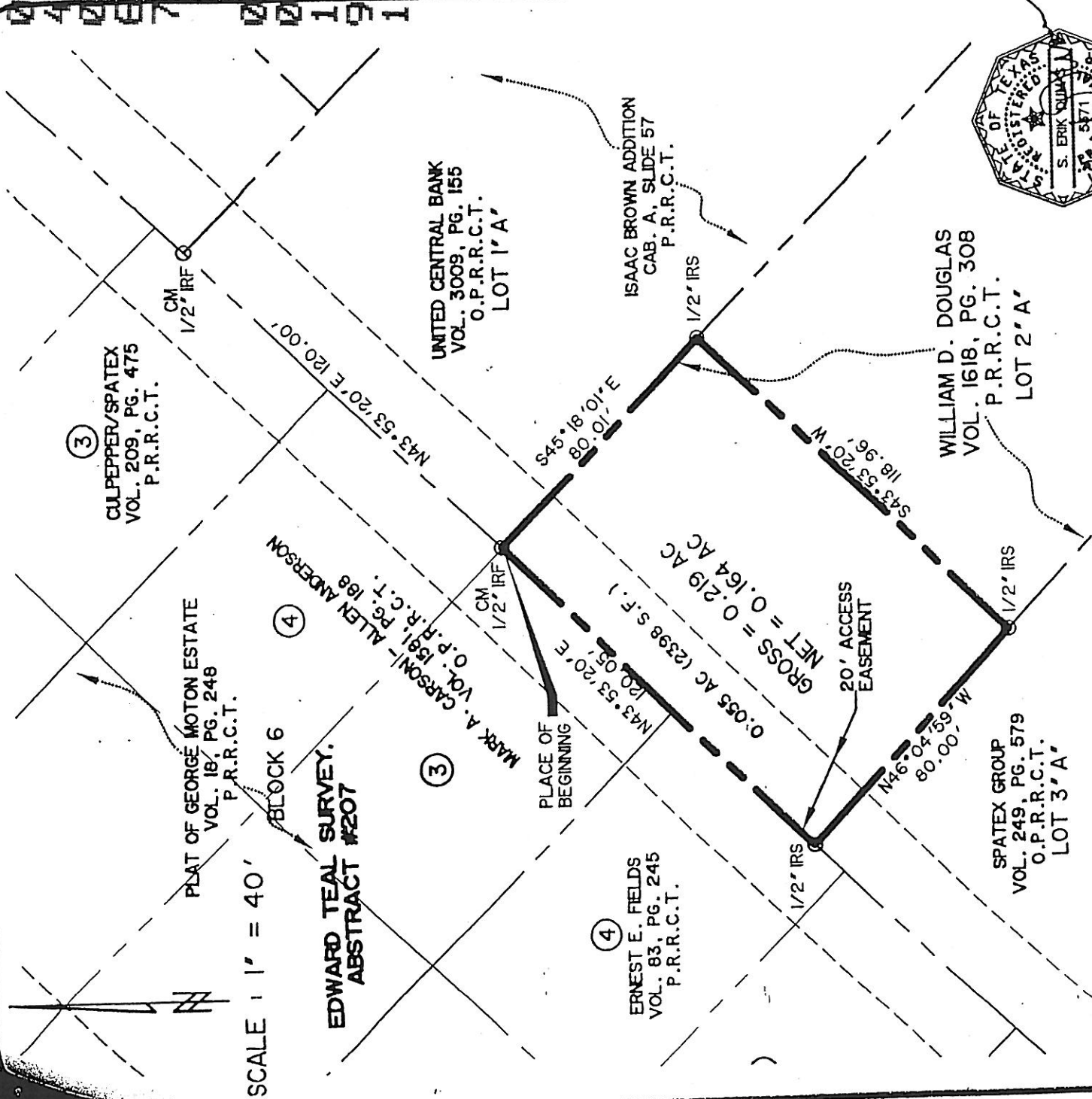
BEGINNING AT A 1/2" IRON ROD FOUND BEING THE NORTHERN MOST CORNER OF SAID LOT 2"A" ALSO BEING THE SOUTHEASTERLY LINE OF PLAT OF GEORGE MOTON ESTATE AS SHOWN ON THE PLAT RECORDED IN VOLUME 18, PAGE 248, P.R.R.C.T.;

THENCE SOUTH 45 DEGREES 18 MINUTES 01 SECONDS EAST A DISTANCE OF 80.01 FEET ALONG THE NORTHEASTERN BOUNDARY OF SAID LOT 2"A" TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC. INC." IN THE NORTHEASTERLY LINE OF SAID LOT 2"A";

THENCE SOUTH 43 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 118.96 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." LOCATED IN THE SOUTHWESTERLY LINE OF SAID LOT 2"A";

THENCE NORTH 46 DEGREES 04 MINUTES 59 SECONDS WEST A DISTANCE OF 80.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2"A" TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC. INC." BEING THE NORTHWESTERLY CORNER OF SAID LOT 2"A" ALSO BEING IN THE SOUTHEASTERLY LINE OF SAID GEORGE MOTON ESTATE;

THENCE NORTH 43 DEGREES 53 MINUTES 20 SECONDS EAST A DISTANCE OF 120.05 FEET ALONG THE NORTHWESTERN BOUNDARY OF SAID LOT 2"A" TO THE PLACE OF BEGINNING, AND CONTAINING 0.219 ACRES (9,560 SQUARE FEET) OF LAND OF WHICH 0.055 ACRES (2,398 SQUARE FEET) LIE WITHIN A 40 FOOT ACCESS EASEMENT LEAVING A NET ACREAGE OF 0.164 ACRES (7,162 SQUARE FEET).



**EXHIBIT "P-1"**  
**BEING A PART OF LOT 2 "A",**  
**ISAAC BROWN ADDITION,**  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**

SCALE 1" = 40'

EDWARD TEAL SURVEY.  
 ABSTRACT #207

BLOCK 6

PLAT OF GEORGE MOTON ESTATE  
 VOL. 18, PG. 248  
 P.R.R.C.T.

CULPPER/SPATEX  
 VOL. 209, PG. 475  
 P.R.R.C.T.

UNITED CENTRAL BANK  
 VOL. 3009, PG. 155  
 O.P.R.R.C.T.  
 LOT 1 "A"

ERNEST E. FIELDS  
 VOL. 83, PG. 245  
 P.R.R.C.T.

MARK A. CARSON - ALLEN ANDERSON  
 VOL. 1581, PG. 188  
 O.P.R.R.C.T.

0.055 AC (2398 S.F.)  
 GROSS = 0.219 AC  
 NET = 0.164 AC

SPATEX GROUP  
 VOL. 249, PG. 579  
 O.P.R.R.C.T.  
 LOT 3 "A"

WILLIAM D. DOUGLAS  
 VOL. 1618, PG. 308  
 P.R.R.C.T.  
 LOT 2 "A"

ISAAC BROWN ADDITION  
 CAB. A, SLIDE 57  
 P.R.R.C.T.

- NOTES:
- 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.
  - SURVEYED ON THE GROUND MAY 25, 2004.

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

WA#03049  
 EXHIBIT-P.dwg  
 05-28-2004  
 14:13

**VIA WIER & ASSOCIATES, INC.**

EXHIBIT "L"  
LEGAL DESCRIPTION  
A PORTION LOT 6"A",  
ISAAC BROWN ADDITION

BEING A TRACT OF LAND LOCATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY TEXAS, BEING A PORTION OF LOT 6"A", ISAAC BROWN ADDITION AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 57 PLAT RECORDS, ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), AND BEING A PORTION OF WILLIAM D. DOUGLAS TRACT AS DESCRIBED IN THE DEED RECORDED IN VOLUME 1618, PAGE 308 D.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." BEING THE NORTHERN MOST CORNER OF SAID LOT 6"A" ALSO BEING IN THE SOUTHEASTERLY LINE OF THE GEORGE MOTON ESTATE AS SHOWN ON THE PLAT RECORDED IN VOLUME 18, PAGE 248, P.R.R.C.T.;

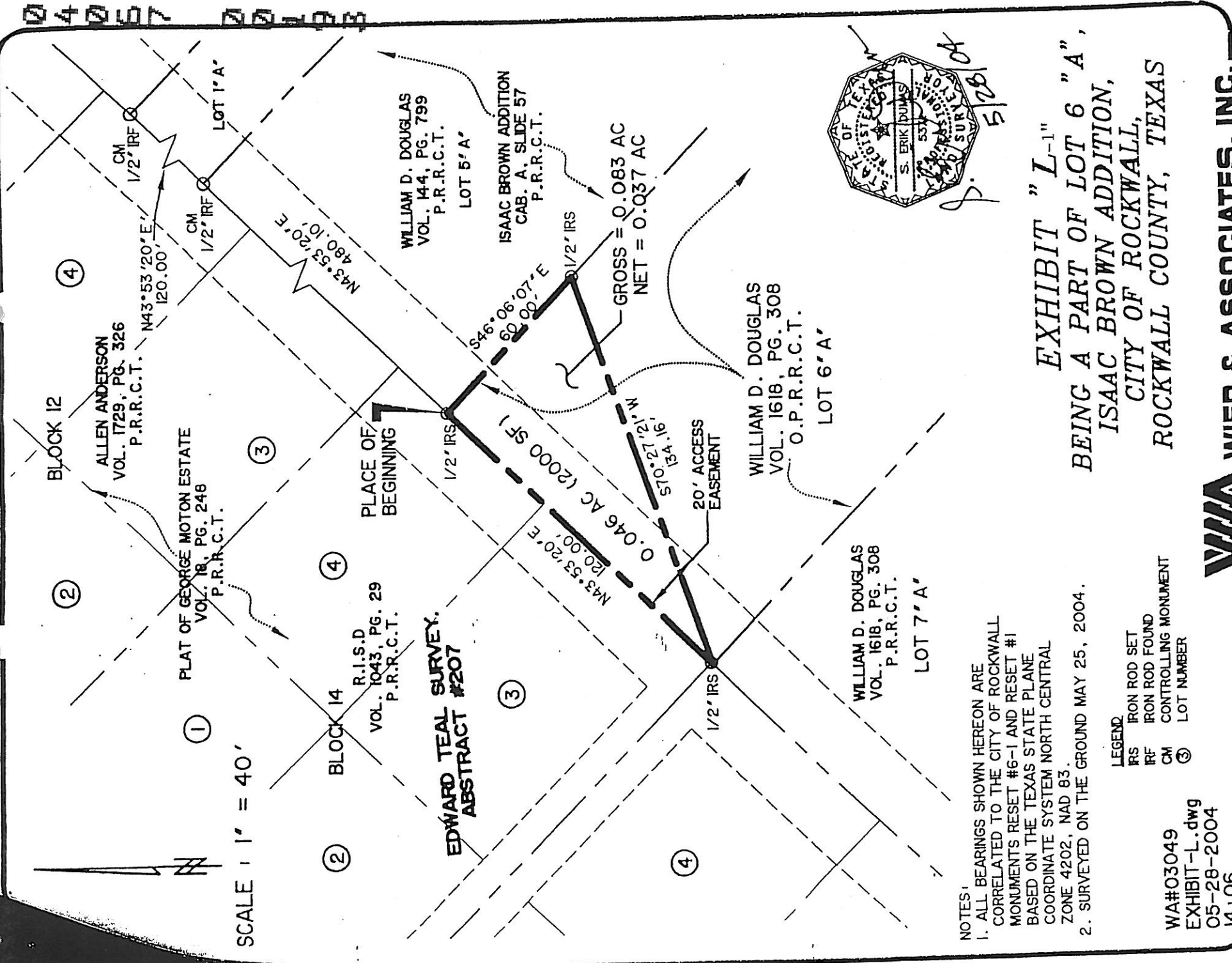
THENCE SOUTH 46 DEGREES 06 MINUTES 07 SECONDS EAST A DISTANCE OF 60.00 FEET ALONG THE NORTHEASTERN BOUNDARY OF SAID LOT 6"A" TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." LOCATED IN THE SOUTHEASTERLY BOUNDARY OF SAID LOT 6"A";

THENCE SOUTH 70 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 134.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." BEING IN THE NORTHWEST CORNER OF SAID LOT 6"A" AND IN THE SOUTHEASTERLY LINE OF SAID GEORGE MOTON ESTATE;

THENCE NORTH 43 DEGREES 53 MINUTES 20 SECONDS EAST A DISTANCE OF 120.00 FEET ALONG THE NORTHWESTERN BOUNDARY OF SAID LOT 6"A" TO THE PLACE OF BEGINNING AND CONTAINING 0.083 ACRES (3,600 SQUARE FEET) OF LAND OF WHICH 0.046 ACRES (2,000 SQUARE FEET) LIE WITHIN A 40 FOOT ACCESS EASEMENT LEAVING A NET ACREAGE OF 0.037 ACRES (1,600 SQUARE FEET).

00330947

04057 00193



SCALE : 1" = 40'

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.

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

WA#03049  
 EXHIBIT-L.dwg  
 05-28-2004  
 14:06

EXHIBIT "L-1"  
 BEING A PART OF LOT 6 "A",  
 ISAAC BROWN ADDITION,  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

**VIA WIER & ASSOCIATES, INC.**



LEGAL DESCRIPTION  
A PART OF LOT 4, BLOCK 1  
PLAT OF GEORGE MOTON ESTATE

04067

00194

BEING A TRACT OF LAND LOCATED IN THE EDWARD TRAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, BEING A PART OF LOT 4, BLOCK 1 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 WILLIAM D. DOUGLAS RECORDED IN VOLUME 1618, PAGE 304, 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 MOST EASTERLY CORNER OF SAID LOT 4, BLOCK 1, AND ALSO BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HORIZON ROAD (A VARIABLE RIGHT-OF-WAY) FROM WHICH A ½" IRON ROD FOUND BEARS SOUTH 45 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 519.39 FEET BEING THE MOST EASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM D. DOUGLAS RECORDED IN VOLUME 1618, PAGE 308, DEED RECORDS, ROCKWALL COUNTY, TEXAS, (D.R.R.C.T.);

THENCE SOUTH 44 DEGREES 03 MINUTES 07 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 4, BLOCK 1 AND LOT 1, BLOCK 2 OF SAID PLAT OF GEORGE MOTON ESTATE A DISTANCE OF 12.18 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.50 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 00°56'18", A CHORD BEARING N 33°49'49" W, 8.36 FEET, AND AN ARC LENGTH OF 8.36 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 489.50 FEET;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 10°23'22", A CHORD BEARING N 38°33'21" W, 88.64 FEET, AND AN ARC LENGTH OF 88.76 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." BEING IN THE NORTHWESTERLY LINE OF SAID LOT 4 AND ALSO BEING IN THE SOUTHEASTERLY LINE OF LOT 1 OF SAID BLOCK 1;

THENCE NORTH 44 DEGREES 08 MINUTES 00 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 1 A DISTANCE OF 0.17 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC." IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HORIZON ROAD;

THENCE SOUTH 45 DEGREES 15 MINUTES 45 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HORIZON ROAD, A DISTANCE OF 96.08 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.010 ACRES (444 SQUARE FEET) OF LAND OF WHICH 0.005 ACRES (203 SQUARE FEET) LIE WITHIN A 40 FOOT ACCESS EASEMENT, LEAVING A NET ACREAGE OF 0.005 ACRES (240 SQUARE FEET).

00330947

OR

04067

00196

Filed for Record in:  
Rockwall County

On: Jun 22, 2005 at 10:24A

As a  
Recording

Document Number: 00330947

Amount: 30.00

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.