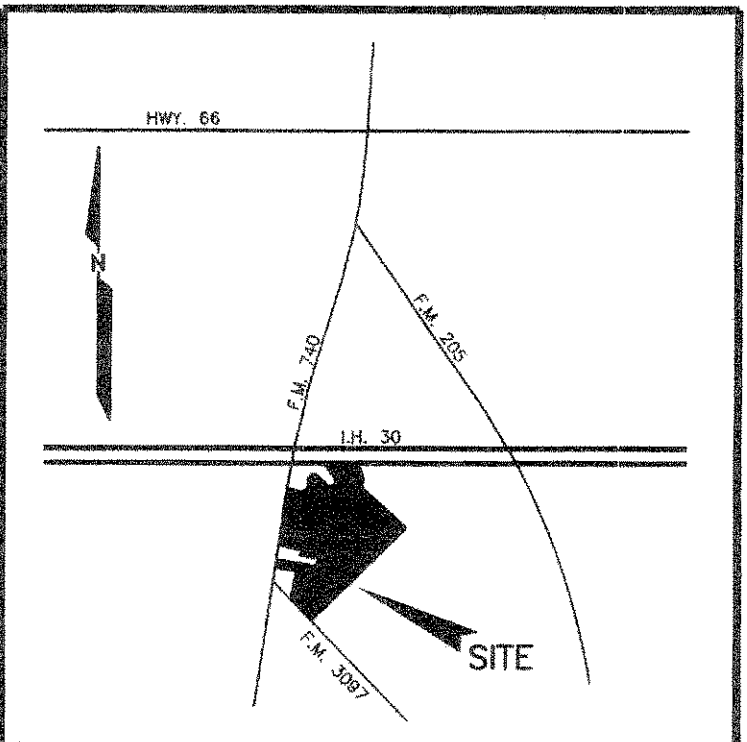


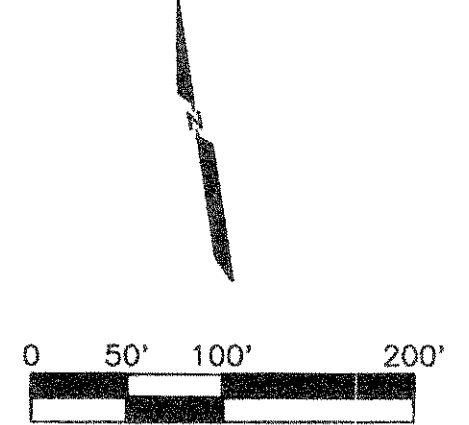
CURVE DATA CHART

CURVE No.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	20.00'	27°07'27"	4.82'	9.47'	9.38'	S05°22'46"E
C-2	20.00'	16°56'17"	2.98'	5.91'	5.89'	S27°24'38"E
C-3	10.00'	90°00'00"	10.00'	15.71'	14.14'	N36°49'02"W
C-4	10.00'	90°00'00"	10.00'	15.71'	14.14'	N53°10'58"E
C-5	10.00'	88°14'28"	9.70'	15.40'	13.92'	S35°56'16"E
C-6	10.00'	91°45'32"	10.31'	16.01'	14.36'	N54°03'44"E
C-7	10.00'	90°00'00"	10.00'	15.71'	14.14'	S36°49'02"E
C-8	10.00'	90°00'00"	10.00'	15.71'	14.14'	S53°10'58"W
C-9	20.00'	95°25'30"	21.99'	33.31'	29.59'	S39°31'47"E
C-10	20.00'	95°25'31"	21.99'	33.31'	29.59'	S39°31'47"E
C-11	50.00'	27°07'27"	12.06'	23.67'	23.48'	S05°22'46"E
C-12	50.00'	16°56'17"	7.44'	14.78'	14.73'	S27°24'38"E
C-13	20.00'	20°15'22"	3.57'	7.07'	7.03'	S45°35'38"W
C-14	197.00'	21°04'18"	36.64'	72.45'	72.04'	S65°04'12"E
C-15	227.00'	19°23'59"	38.80'	76.86'	76.48'	S64°14'02"E
C-16	20.00'	80°35'56"	16.96'	28.13'	25.87'	S85°09'59"W
C-17	20.00'	62°43'01"	12.19'	21.89'	20.82'	S23°10'33"E
C-18	20.00'	90°00'00"	20.00'	31.42'	28.28'	S80°27'57"W
C-19	20.00'	47°32'21"	8.81'	16.59'	16.12'	N31°57'08"E
C-20	20.00'	80°35'56"	16.96'	28.13'	25.87'	N85°09'59"E
C-21	50.00'	80°35'56"	42.40'	70.34'	64.68'	N85°09'59"E
C-22	20.00'	99°24'04"	23.58'	34.70'	30.51'	N04°50'01"E
C-23	20.00'	102°41'57"	1.82'	3.64'	3.63'	S49°19'35"E
C-24	20.00'	08°14'19"	1.44'	2.88'	2.87'	S39°59'56"E
C-25	20.00'	71°20'44"	14.36'	24.90'	23.33'	S00°12'25"E
C-26	20.00'	108°39'16"	27.86'	37.93'	32.49'	N89°47'35"E
C-27	50.00'	102°41'57"	4.58'	9.09'	9.08'	S49°19'35"E
C-28	50.00'	08°14'19"	3.60'	7.19'	7.18'	S39°59'56"E
C-29	10.00'	84°34'30"	9.10'	14.76'	13.48'	N50°28'13"E
C-30	20.00'	80°35'56"	16.96'	28.13'	25.87'	N85°09'59"E
C-31	20.00'	99°24'44"	23.58'	34.70'	30.51'	S04°50'01"E
C-32	20.00'	102°41'57"	24.27'	47.62'	47.17'	N21°49'28"E
C-33	20.00'	57°17'31"	10.93'	20.00'	19.18'	S64°06'42"W
C-34	20.00'	57°17'31"	10.93'	20.00'	19.18'	N21°49'28"E
C-35	70.00'	27°16'58"	24.27'	47.62'	47.17'	S64°06'42"W
C-36	20.00'	57°17'31"	10.93'	20.00'	19.18'	S64°06'42"W



BOUNDARY COORDINATES

NUMBER	NORTHING	EASTING
1	7013992.7	2591261.0
2	7014057.9	2591280.8
3	7014169.2	2591293.6
4	7014170.5	2591281.5
5	7014603.6	2591331.1
6	7014682.8	2591349.3
7	7014645.0	2591546.7
8	7014844.4	2591621.0
9	7014858.3	2591538.6
10	7015045.4	2591625.8
11	7014925.3	2591873.4
12	7015042.6	2591956.7
13	7014815.6	2592429.0
14	7014020.0	2593046.3
15	7013778.3	2592813.1
16	7013808.8	2592536.3
17	7013744.2	2592529.2
18	7013787.2	2592139.2
19	7013835.9	2591993.4
20	7013897.2	2591889.6
21	7013913.3	2591743.5
22	7013893.4	2591741.3
23	7013911.0	2591582.3
24	7013956.7	2591587.3



FINAL PLAT OF
**STEGER TOWNE CROSSING
 PHASE I**

JUNE 24, 1996

LOCATED IN THE CITY OF ROCKWALL, TEXAS
 BEING OUT OF THE
 JAMES SMITH SURVEY, ABSTRACT NO. 200
 ROCKWALL COUNTY, TEXAS

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

OWNER:
 740/3097 LIMITED PARTNERSHIP, L.P.
 O.L. STEGER, III, GENERAL PARTNER
 504 WEST RUSK
 ROCKWALL, TEXAS 75087

DEVELOPER:
 STEGER TOWNE CROSSING, L.P.
 5025 ARAPAHO ROAD, #400
 DALLAS, TEXAS 75248

ENGINEER:
 LAWRENCE A. CATES & ASSOC.
 14200 MIDWAY ROAD, SUITE 122
 DALLAS, TEXAS 75244