

STATE OF TEXAS }
COUNTY OF ROCKWALL }

OWNER'S CERTIFICATE

WHEREAS 740/3097 LIMITED PARTNERSHIP, L.P., IS THE SOLE OWNER of that certain lot, tract or parcel of land situated in the James Smith Survey, Abstract No. 200, Rockwall County, Texas, said tract being part of the 88.719 acre tract described in deed to 740/3097 Limited Partnership as recorded in Volume 620 at Pages 69, 73, 77, 81 and 85 of the Deed Records of Rockwall County, Texas, said 32.1784 acre tract being more particularly described as follows:

BEGINNING at a highway monument found in the new east right of way of F. M. 740 (Ridge Road a variable width right of way), said point being the northwest corner of the Steger Retail Addition, an addition to the City of Rockwall according to the plat as recorded in Cabinet "C" at Slide 116 of the Plat Records of Rockwall County, Texas, said point also being the Southeast corner of a tract of land conveyed to the State of Texas for widening of F. M. Road No. 740 and recorded in the Deed Records of Rockwall County, Texas;

THENCE North 18° 45' 47" East along the new east right of way line of F. M. 740 a distance of 68.09 feet to a highway monument found for corner;

THENCE North 8° 28' 51" East and continuing with said new east right of way line a distance of 112.05 feet to a highway monument found for corner;

THENCE North 81° 53' 01" West and continuing along the new East right of way line of F. M. 740 a distance of 12.16 feet to a highway monument found for corner;

THENCE North 8° 25' 30" East and continuing along the new East right of way line of F. M. Road No. 740 a distance of 435.86 feet to a highway monument found for corner;

THENCE North 14° 50' 33" East and continuing along the new East right of way line of F. M. 740 a distance of 81.31 feet to a highway monument found for corner in the South line of the Steger Subdivision No. 1, an addition to the City of Rockwall, Texas according to the plat thereof as recorded in Cabinet A, Slide 203 of the Plat Records of Rockwall County, Texas, said point being South 77° 16' 51" East a distance of 11.49 feet from the Southwest corner of same;

THENCE South 77° 16' 51" East along the south line of Steger Subdivision No. 1, a distance of 200.97 feet to a 1/2" iron rod found at the southeast corner of said Steger Subdivision No. 1;

THENCE North 22° 19' 46" East along the east line of Steger Subdivision No. 1, a distance of 212.74 feet to a 1/2" iron rod found at the northeast corner of said Steger Subdivision No. 1;

THENCE North 78° 31' 28" West along the north line of said Steger Subdivision No. 1 a distance of 83.65 feet to a 1/2" iron rod found in the said east line of F. M. 720;

THENCE North 26° 53' 01" East along the said east line of F. M. 720 a distance of 206.42 feet to a 1/2" iron rod found, said point being the southwest corner of Lot 1 in Block A of Chillis Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 253 of the Plat Records of Rockwall County, Texas;

THENCE South 82° 13' 44" East and departing the east line of F. M. 720 and along the south line of said Chillis Subdivision a distance of 275.21 feet to a 1/2" iron rod found at the southeast corner of said Chillis Subdivision;

THENCE North 45° 53' 19" East along the east line of said Chillis Subdivision a distance of 163.10 feet to a 1/2" iron rod found in the northeast line of said 740/3097 Limited Partnership tract, said point also being in the southwest line of Lot 1 in Block A of Tribbey Addition, an addition to the City of Rockwall, Texas according to the plat thereof as recorded in Cabinet C, Slide 117 of the Plat Records of Rockwall County, Texas;

THENCE South 44° 07' 06" East along said northeast line of the 740/3097 Limited Partnership tract and the said southwest line of said Lot 1 a distance of 814.85 feet to a 1/2" iron rod found, said point also being the southwest line of Lot 1, Block A, of the Church of the Rock Addition, an addition to the City of Rockwall according to the plat thereof as recorded in Cabinet B, Slide 84 of the Plat Records of Rockwall County, Texas;

THENCE South 44° 08' 26" East and continuing along said northeast line of the 740/3097 Limited Partnership tract and the southwest line of said Church of the Rock Addition a distance of 857.76 feet to a 1/2" iron rod found for corner;

THENCE departing said northeast line of said 740/3097 Limited Partnership tract and said southwest line of Lot 1 and across said 740/3097 Limited Partnership tract the following courses and distances;

(1) South 45° 51' 37" West and departing said northeast line of the 740/3097 Limited Partnership tract a distance of 335.89 feet to a 5/8" iron rod set for corner;

(2) North 81° 49' 02" West a distance of 278.53 feet to a 5/8" iron rod found for corner;

(3) South 08° 10' 58" West a distance of 65.00 feet to a 5/8" iron rod found for corner;

(4) North 81° 49' 02" West a distance of 392.34 feet to a 5/8" iron rod found for corner at the beginning of a curve to the right whose center bears North 08° 10' 58" East a distance of 365.00 feet from said point;

(5) Westerly along said curve to the right through a central angle of 24° 18' 55" an arc distance of 154.90 feet to a 5/8" iron rod found for corner;

(6) North 57° 30' 07" West a distance of 120.53 feet to a 1/2" iron rod found, said point being the northeast corner of the Steger Retail Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet "C", Slide 116 of the Plat Records of Rockwall County, Texas;

THENCE along the northerly boundary of said Steger Retail Addition the following courses and distances;

(1) North 81° 49' 41" West a distance of 147.03 feet to an "x" in conc. found for corner;

(2) South 08° 08' 33" West a distance of 20.01 feet to an "x" in conc. found for corner;

(3) North 81° 48' 31" West a distance of 160.00 feet to a pk nail found for corner;

(4) North 08° 13' 21" East a distance of 45.97 feet to a 1/2" iron rod found for corner;

(5) North 81° 48' 28" West a distance of 328.29 feet to the PLACE OF BEGINNING AND CONTAINING 32.1784 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE STEGER TOWNE CROSSING PHASE I SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE STEGER TOWNE CROSSING PHASE I SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I (WE) 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(WE) ALSO UNDERSTAND THE FOLLOWING:

- NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
- 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 EASEMENTS 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.
- 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.
- THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
- 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.
- 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 (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPART WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) 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.

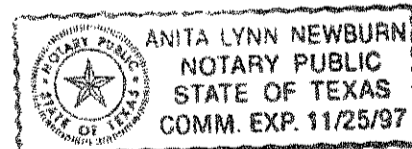
O.L. Steger III
O.L. STEGER, III, GENERAL PARTNER OF
740/3097 LIMITED PARTNERSHIP, L.P.

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED O.L. STEGER, III, GENERAL PARTNER OF 740/3097 LIMITED PARTNERSHIP, L.P., 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 12th DAY OF July, 1996.

Anita Lynn Newburn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

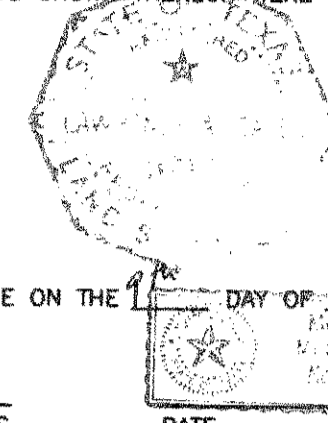
THAT I, LAWRENCE A. CATES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Lawrence A. Cates
LAWRENCE A. CATES
REGISTERED PROFESSIONAL SURVEYOR NO. 3717

STATE OF TEXAS }
COUNTY OF DALLAS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12th DAY OF July, 1996, BY LAWRENCE A. CATES.

Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission
PLANNING AND ZONING COMMISSION

7/10/96
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 12th DAY OF July, 1996.

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 TWENTY (120) DAYS FROM SAID DATE OF FINAL APPROVAL.

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF ROCKWALL.

WITNESS OUR HANDS, THIS 10th DAY OF July, 1996.

Mayor
MAYOR, CITY OF ROCKWALL

City Secretary
CITY SECRETARY, CITY OF ROCKWALL

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.

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

C 346