

ENGINEER:

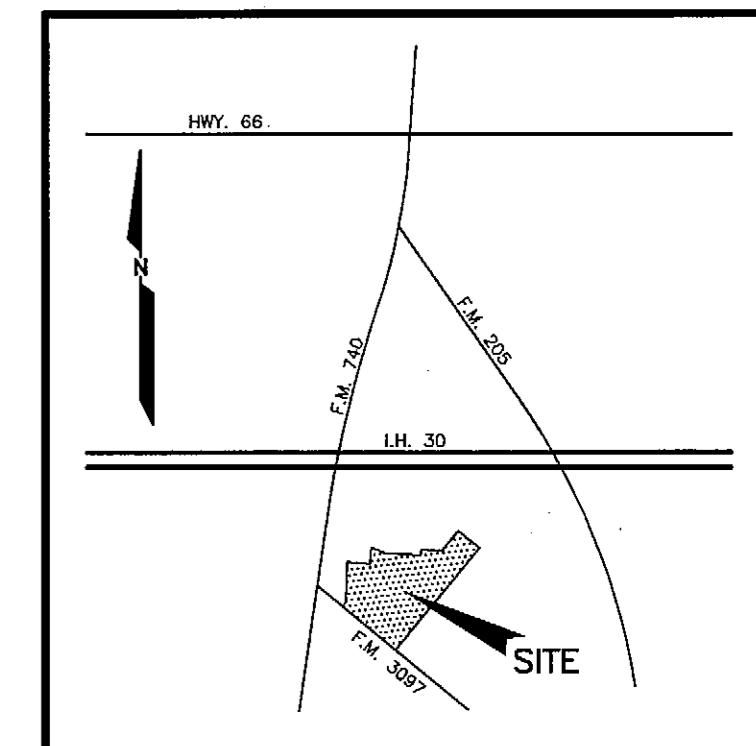
LAWRENCE A. CATES & ASSOC.
14200 MIDWAY ROAD, SUITE 121
DALLAS, TEXAS 75244

OWNER:

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

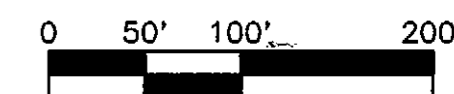
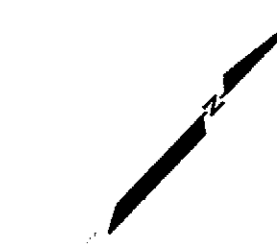
OWNER:

STEGER TOWNE CROSSING, L.P.
14850 QUORUM DR., SUITE 120
DALLAS, TEXAS 75240



LOCATION MAP
(NOT TO SCALE)

ZONED "C"
LOT 1, BLOCK A
CHURCH ON THE ROCK ADDITION
CABINET B, SL. 84



FINAL PLAT
OF

LOTS 1 & 2, BLOCK C, STEGER TOWNE CROSSING PHASE II

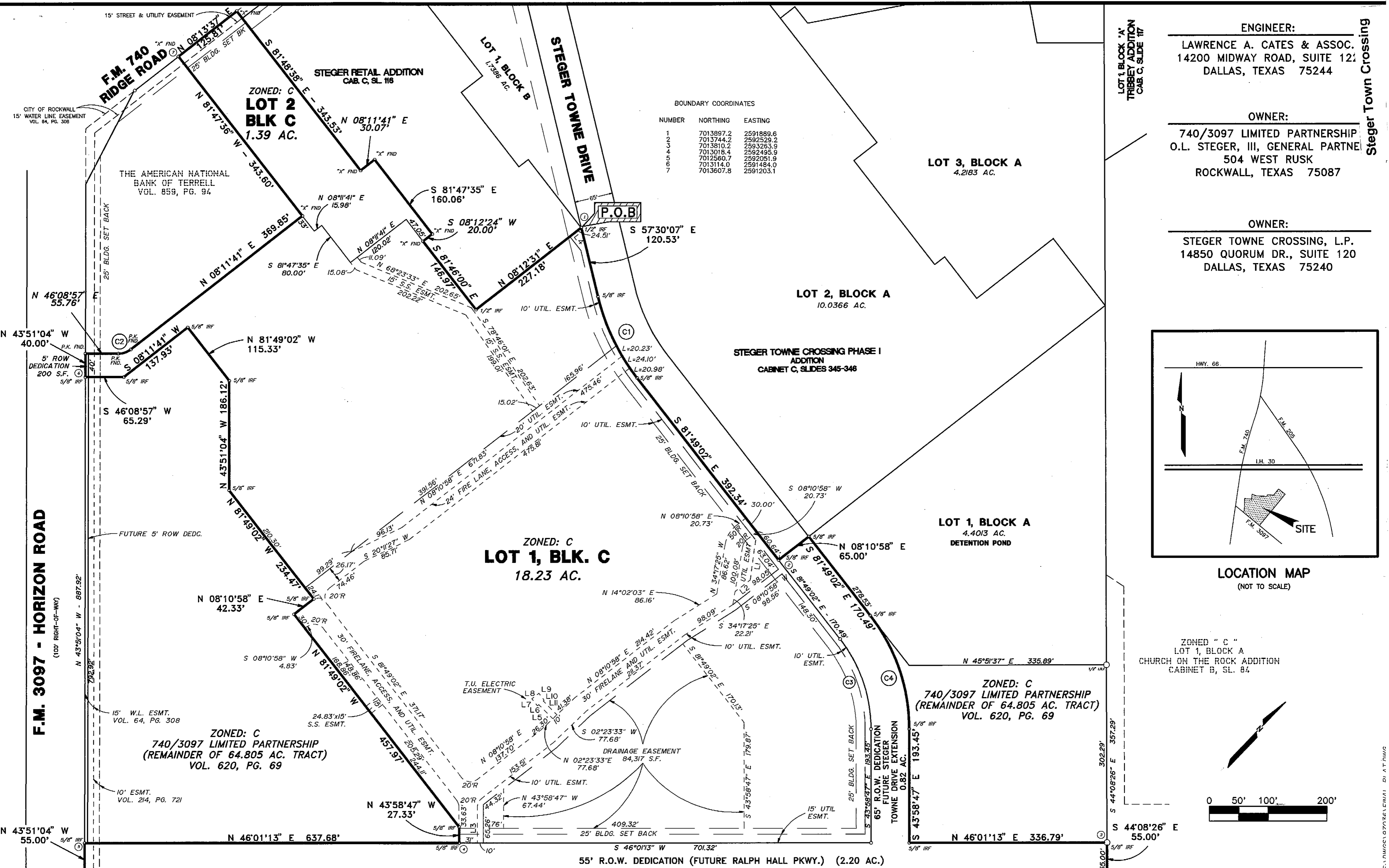
LOCATED IN THE CITY OF ROCKWALL, TEXAS
BEING OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200
ROCKWALL COUNTY, TEXAS

31

C-1
SHEET 1 OF 2

BOUNDARY COORDINATES

NUMBER	NORTHING	EASTING
1	7013897.2	2591889.6
2	7013744.2	2592529.2
3	7013810.2	2593263.9
4	7013018.4	2592495.9
5	7012560.7	2592051.9
6	7013114.0	2591484.0
7	7013607.8	2591203.1



ZONED: C
740/3097 LIMITED PARTNERSHIP
(REMAINDER OF 64.805 AC. TRACT)
VOL. 620, PG. 69

ZONED: C
740/3097 LIMITED PARTNERSHIP
(REMAINDER OF 64.805 AC. TRACT)
VOL. 620, PG. 69

ZONED: C
LOT 1, BLK. C
18.23 AC.

LOT 2, BLOCK A
10.0366 AC.

LOT 3, BLOCK A
4.2183 AC.

ZONED: C
LOT 2
BLK C
1.39 AC.

STEGER RETAIL ADDITION
CAB. C, SL. 118

STEGER TOWNE CROSSING PHASE I
ADDITION
CABINET C, SLIDES 345-348

THE AMERICAN NATIONAL
BANK OF TERRELL
VOL. 859, PG. 94

OUR SAVIOR EVANGELICAL
LUTHERAN CHURCH OF ROCKWALL
VOL. 223, PG. 40

WINDMILL RIDGE ESTATES NO. 38
SUBDIVISION
CABINET C, SLIDE 224

No.	BEARING/DIST
L1	S 36°11'53" E 68.69'
L2	S 08°10'58" W 32.58'
L3	S 43°58'47" E 60.36'
L4	N 81°47'29" W 30.00'
L5	N 88°49'36" W 33.93'
L6	S 08°10'58" W 2.89'
L7	N 81°49'02" W 15.00'
L8	N 08°10'58" E 15.00'
L9	S 81°49'02" E 15.00'
L10	S 08°10'58" W 2.02'
L11	S 88°49'36" E 32.92'

No.	DELTA	RADIUS	LENGTH	CHORD
C1	24°18'55"	365.00'	154.90'	S 69°39'35" E 153.74'
C2	37°57'50"	35.00'	23.19'	N 27°10'14" E 22.77'
C3	37°50'15"	250.00'	165.10'	N 62°53'55" W 162.11'
C4	37°50'15"	315.00'	208.02'	S 62°53'55" E 204.26'

CAB. D., SLIDE 41 & 42

JULY 18, 1997

STATE OF TEXAS } OWNER'S CERTIFICATE
COUNTY OF ROCKWALL }

WHEREAS 740/3097 LIMITED PARTNERSHIP, L.P. AND STEGER TOWNE CROSSING, L.P. ARE THE SOLE OWNERS 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 68.719 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, AND A 0.9927 ACRE TRACT OF LAND CONVEYED TO STEGER TOWNE CROSSING, L.P. BY DEED RECORDED IN VOLUME 1239, PAGE 28 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF STEGER TOWNE DRIVE, A 65.0 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF STEGER TOWNE CROSSING PHASE I, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDES 345-346 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE STEGER RETAIL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET C, SLIDE 116 OF THE PLAT RECORDS OF ROCKWALL COUNTY;

THENCE: SOUTH 57°30'07" EAST, ALONG SAID SOUTH LINE OF STEGER TOWNE DRIVE A DISTANCE OF 120.53 FEET TO A 5/8" IRON ROD FOUND FOR CORNER; SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°18'55" AND A RADIUS OF 365.00 FEET, WHOSE CHORD BEARS SOUTH 69°39'34" EAST AT 153.74 FEET;

THENCE: SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING THE SOUTH LINE OF STEGER TOWNE DRIVE AN ARC DISTANCE OF 154.90 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: SOUTH 81°49'02" EAST, AND FOLLOWING THE SOUTH LINE OF STEGER TOWNE DRIVE A DISTANCE OF 392.34 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF STEGER TOWNE DRIVE DEDICATION;

THENCE: NORTH 08°10'58" EAST, ALONG THE EAST LINE OF STEGER TOWNE DRIVE DEDICATION A DISTANCE OF 65.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2 IN BLOCK A AND THE SOUTHWEST CORNER OF LOT 1 IN BLOCK A OF THE AFORESAID STEGER TOWNE CROSSING PHASE I;

THENCE: SOUTH 81°49'02" EAST, ALONG THE SOUTH LINE OF LOT 1 IN BLOCK A, A DISTANCE OF 170.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°50'15", A RADIUS OF 315.00 FEET AND WHOSE CHORD BEARS SOUTH 62°53'55" EAST AT 204.26 FEET;

THENCE: EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 208.02 FEET;

THENCE: SOUTH 43°58'47" EAST, A DISTANCE OF 193.45 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: NORTH 46°01'13" EAST, A DISTANCE OF 336.79 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SOUTHWESTERLY LINE OF LOT 1, BLOCK A OF CHURCH ON THE ROCK ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 84 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS AND THE NORTHEASTERLY LINE OF THE AFORESAID 740/3097 LIMITED PARTNERSHIP 68.719 ACRE TRACT;

THENCE: SOUTH 44°08'28" EAST, ALONG THE COMMON LINE OF THE CHURCH ON THE ROCK ADDITION AND THE 740/3097 LIMITED PARTNERSHIP TRACT FOR A DISTANCE OF 55.00 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF THE 740/3097 LIMITED PARTNERSHIP TRACT; SAID POINT BEING IN THE NORTHWESTERLY LINE OF WINDMILL RIDGE ESTATES NO. 3B, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE: SOUTH 46°01'13" WEST, ALONG THE COMMON LINE OF THE 740/3097 LIMITED PARTNERSHIP TRACT AND WINDMILL RIDGE ESTATES NO. 3B AND THE NORTHWESTERLY LINE OF A 55 FOOT UNNAMED STREET AND PASSING ITS MOST SOUTHERLY CORNER AND FOLLOWING THE NORTHWESTERLY LINE OF OUR SAVIOR EVANGELICAL LUTHERAN CHURCH OF ROCKWALL AS RECORDED IN VOLUME 223 AT PAGE 40 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IN ALL A DISTANCE OF 1741.06 FEET TO A 1" IRON PIPE FOUND FOR THE MOST SOUTHERLY CORNER OF THE 740/3097 LIMITED PARTNERSHIP TRACT, SAID POINT BEING IN THE NORTHEAST LINE OF FARM MARKET ROAD NO. 3097 (100 FOOT RIGHT OF WAY);

THENCE: NORTH 43°51'04" WEST, ALONG THE NORTHEAST LINE OF FARM MARKET ROAD 3097 AND THE SOUTHWEST LINE OF 740/3097 LIMITED PARTNERSHIP TRACT FOR A DISTANCE OF 55.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: N 46°01'13" E, A DISTANCE OF 637.68 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: NORTH 43° 58'47" WEST, A DISTANCE OF 27.33 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: NORTH 81°49'02" WEST, A DISTANCE OF 457.97 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: NORTH 08°10'58" EAST, A DISTANCE OF 42.33 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: NORTH 81°49'02" WEST, A DISTANCE OF 234.47 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: NORTH 43°51'04" WEST, A DISTANCE OF 186.12 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: NORTH 81°49'02" WEST, A DISTANCE OF 115.33 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: SOUTH 08°11'41" WEST, A DISTANCE OF 137.93 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE: SOUTH 46°08'57" WEST, A DISTANCE OF 65.29 FEET TO A 5/8" IRON ROD FOUND IN THE NORTHEAST LINE OF FARM MARKET ROAD NO. 3097 (100 FEET RIGHT-OF-WAY);

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.

THENCE: NORTH 43°51'04" WEST, ALONG THE NORTHEAST LINE OF FARM MARKET ROAD NO. 3097 AND THE SOUTHWEST LINE OF 740/3097 LIMITED PARTNERSHIP TRACT FOR A DISTANCE OF 40.00 FEET TO A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF THE AMERICAN NATIONAL BANK OF TERRELL AS RECORDED IN VOLUME 859, PAGE 94, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE: NORTH 46°08'57" EAST, ALONG THE SOUTH LINE OF SAID AMERICAN NATIONAL BANK OF TERRELL, A DISTANCE OF 55.76 FEET TO A PK NAIL FOUND AT THE BEGINNING OF A CURVE TO LEFT HAVING A CENTRAL ANGLE OF 37°57'15", A RADIUS OF 35.00 FEET WHOSE CHORD BEARS NORTH 27°10'19" EAST, A DISTANCE OF 22.76 FEET;

THENCE: ALONG SAID CURVE AN ARC DISTANCE OF 23.18 FEET TO THE END OF SAID CURVE;

THENCE: NORTH 08°11'41" EAST, ALONG THE SOUTH LINE OF SAID NATIONAL BANK OF TERRELL, A DISTANCE OF 369.85 FEET TO A FOUND "X" IN CONCRETE AT THE NORTHEAST CORNER OF SAID AMERICAN NATIONAL BANK OF TERRELL;

THENCE: NORTH 81°47'36" WEST, ALONG THE NORTHEAST LINE OF SAID AMERICAN NATIONAL BANK OF TERRELL, A DISTANCE OF 343.60 FEET TO A "X" IN CONCRETE FOUND FOR CORNER IN THE SOUTH LINE OF F.M. 740 (RIDGE ROAD) (90 FEET RIGHT-OF-WAY);

THENCE: NORTH 08°13'37" EAST, ALONG SAID SOUTH LINE OF F.M. 740, A DISTANCE OF 125.81 FEET TO A "X" IN CONCRETE FOUND AT THE NORTHWEST CORNER OF STEGER RETAIL ADDITION, AS RECORDED IN CABINET C, SLIDE 116, DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE: SOUTH 81°48'38" EAST, ALONG THE SOUTHWEST LINE OF SAID STEGER RETAIL ADDITION THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 81°48'38" EAST, A DISTANCE OF 343.53 FEET TO A FOUND "X" IN CONCRETE;

NORTH 08°11'41" EAST, A DISTANCE OF 30.07 FEET TO A FOUND "X" IN CONCRETE;

SOUTH 81°47'35" EAST, A DISTANCE OF 160.06 FEET TO A FOUND "X" IN CONCRETE;

SOUTH 08°12'24" WEST, A DISTANCE OF 20.00 FEET TO A FOUND "X" IN CONCRETE;

SOUTH 81°46'00" EAST, A DISTANCE OF 146.97 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF SAID STEGER RETAIL ADDITION;

THENCE: NORTH 08°12'31" EAST, ALONG THE SOUTH LINE OF SAID STEGER RETAIL ADDITION, A DISTANCE OF 227.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.64 ACRES (986,339 S.F.) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

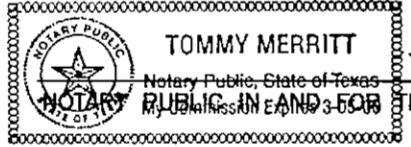
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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 21st DAY OF Aug, 1997. BY LAWRENCE A. CATES.



Tommy Merritt
TOMMY MERRITT
Notary Public, State of Texas
PUBLIC IN AND FOR THE STATE OF TEXAS
DATE 8/21/97

RECOMMENDED FOR FINAL APPROVAL

Paul Ramsey
PLANNING AND ZONING COMMISSION

August 27, 1997
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 18th DAY OF Aug, 1997.

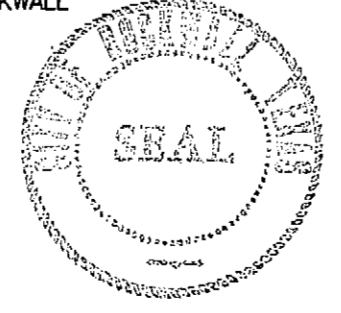
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED TWENTY (120) DAYS FROM SAID DATE OF FINAL APPROVAL.

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

WITNESS OUR HANDS, THIS 27th DAY OF Aug, 1997.

Tom Merritt
MAYOR, CITY OF ROCKWALL

Cindy Kindred
CITY SECRETARY, CITY OF ROCKWALL



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

OWNER:
STEGER TOWNE CROSSING, L.P.
14850 QUORUM DR., SUITE 120
DALLAS, TEXAS 75240

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WE THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE STEGER TOWNE CROSSING PHASE II 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. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE STEGER TOWNE CROSSING PHASE II SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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. WE ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. 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.
3. 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.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. 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.
6. 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 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.

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; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT 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.

John P. Weber
STEGER TOWNE CROSSING, L.P.
BY: STC ROCKWALL DEVELOPMENT, INC.,
IT'S GENERAL PARTNER
BY: JOHN P. WEBER, IT'S PRESIDENT

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.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL OF OFFICE THIS 28th DAY OF August, 1997.

Cynthia A. Pedersen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

August 28, 1997
DATE

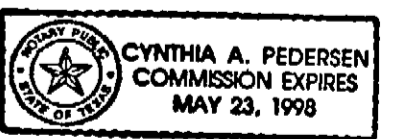
STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN P. WEBER, 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.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL OF OFFICE THIS 28th DAY OF August, 1997.

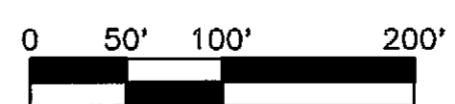
Cynthia A. Pedersen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

August 28, 1997
DATE



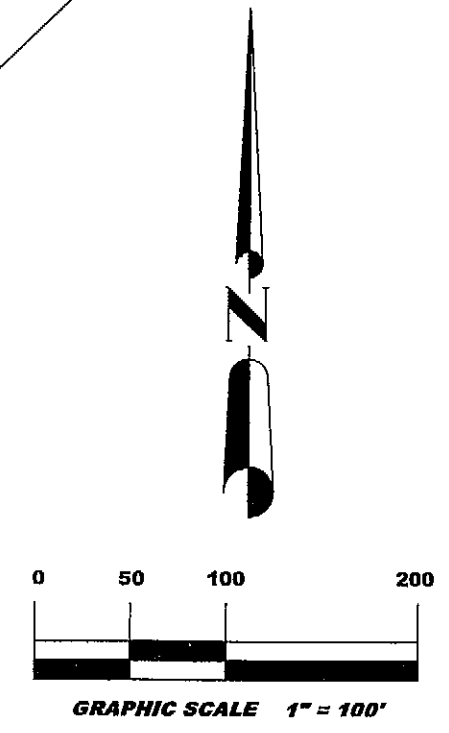
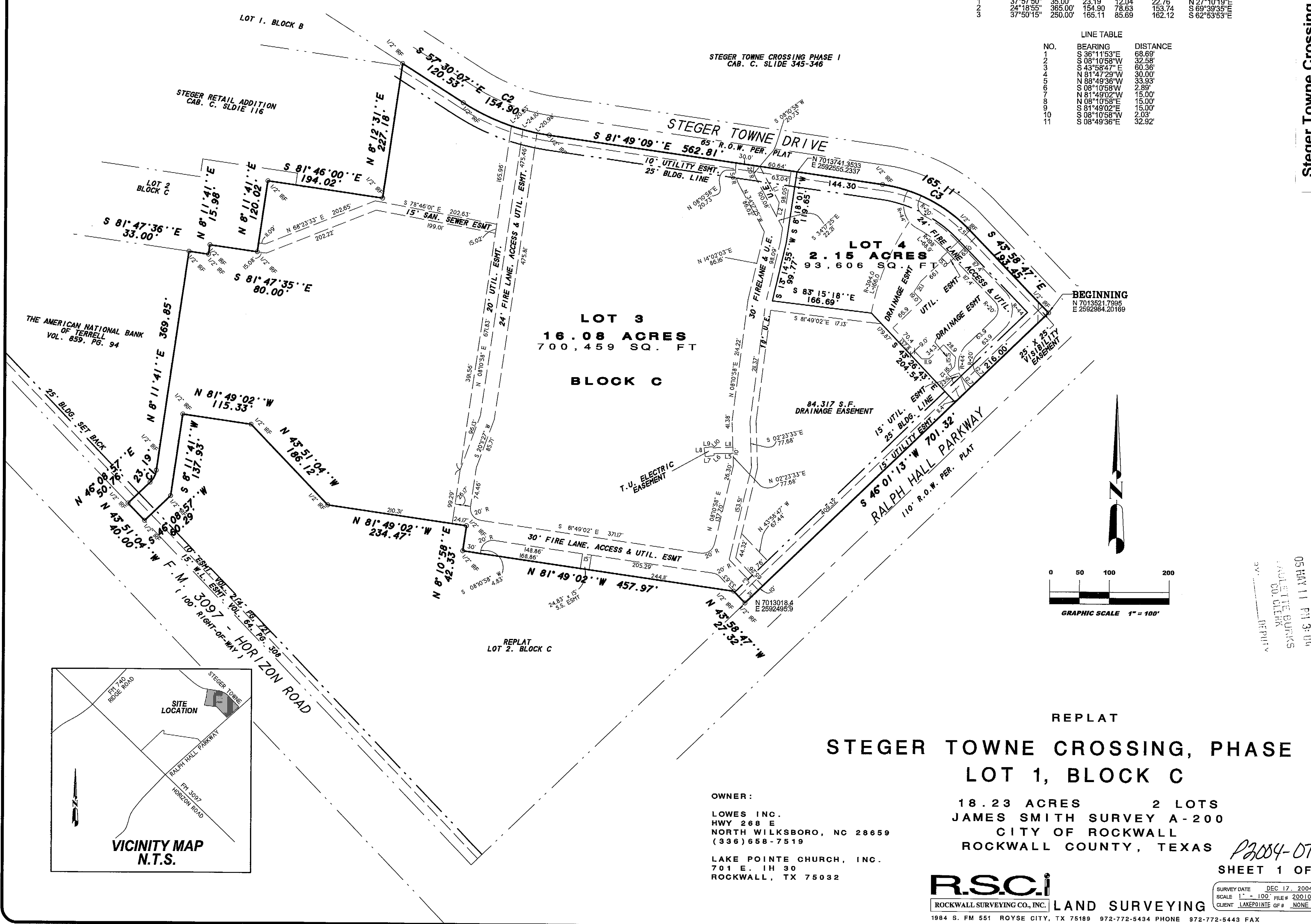
FINAL PLAT
OF
LOTS 1 & 2, BLOCK C,
STEGER TOWNE CROSSING
PHASE II

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

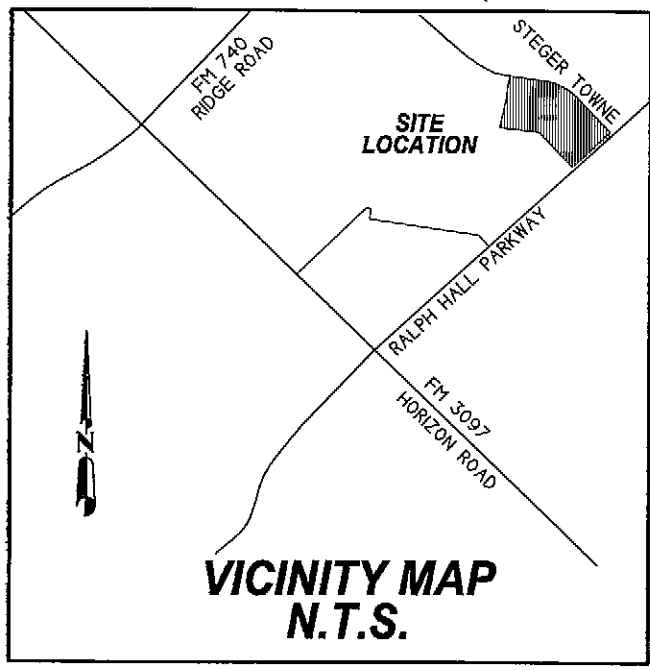


Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	37°57'50"	35.00'	23.19	12.04	22.76	N 27°10'19"E
2	24°18'55"	365.00'	154.90	78.63	153.74	S 69°39'35"E
3	37°50'15"	250.00'	165.11	85.69	162.12	S 62°53'53"E

NO.	BEARING	DISTANCE
1	S 36°11'53"E	68.69'
2	S 08°10'58"W	32.58'
3	S 43°58'47"E	60.36'
4	N 81°47'29"W	30.00'
5	N 88°49'36"W	33.93'
6	S 08°10'58"W	2.89'
7	N 81°49'02"W	15.00'
8	N 08°10'58"E	15.00'
9	S 81°49'02"E	15.00'
10	S 08°10'58"W	2.03'
11	S 08°49'36"E	32.92'



FILED FOR RECORD
 ROCKWALL COUNTY CLERK
 05 MAY 11 PM 3:04
 LAURETTE BUNKS
 CO. CLERK
 DEPT. 1



REPLAT
STEGER TOWNE CROSSING, PHASE II
LOT 1, BLOCK C

OWNER:
 LOWES INC.
 HWY 268 E
 NORTH WILKSBORO, NC 28659
 (336) 658-7519
 LAKE POINTE CHURCH, INC.
 701 E. IH 30
 ROCKWALL, TX 75082

18.23 ACRES 2 LOTS
 JAMES SMITH SURVEY A-200
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

R.S.C.I.
 ROCKWALL SURVEYING CO., INC. LAND SURVEYING
 1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

P2004-074
 SHEET 1 OF 2

SURVEY DATE DEC 17, 2004
 SCALE 1" = 100' FILE # 20010763RP
 CLIENT LAKEPOINTE GF# NONE

F 209

WHEREAS LOWES HOME CENTERS, INC & LAKE POINTE CHURCH, INC , BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JAMES SMITH SURVEY, ABSTRACT NO. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block C, of LOTS 1 & 2, BLOCK C, STEGER TOWNE CROSSING, PHASE II, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 41 and 42, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the intersection of the Southwest right-of-way line of Steger Towne Drive (65' R.O.W.) and the Northwest right-of-way line of Ralph Hall Parkway (110' R.O.W.) said point being at the East corner of said Lot 1, Block C;

THENCE S. 46 deg. 01 min. 13 sec. W. along the Northwest line of Ralph Hall Parkway, a distance of 701.62 feet to a 1/2" iron rod found for corner;

THENCE N. 43 deg. 58 min. 47 sec. W. a distance of 27.32 feet to a 1/2" iron rod found for corner;

THENCE N. 81 deg. 49 min. 02 sec. W. a distance of 457.97 feet to a 1/2" iron rod found for corner;

THENCE N. 08 deg. 10 min. 58 sec. E. a distance of 42.33 feet to a 1/2" iron rod found for corner;

THENCE N. 81 deg. 49 min. 02 sec. W. a distance of 234.47 feet to a 1/2" iron rod found for corner;

THENCE N. 43 deg. 51 min. 04 sec. W. a distance of 186.12 feet to a 1/2" iron rod found for corner;

THENCE N. 81 deg. 49 min. 02 sec. W. a distance of 115.33 feet to a 1/2" iron rod found for corner;

THENCE S. 08 deg. 11 min. 41 sec. W. a distance of 137.93 feet to a 1/2" iron rod found for corner;

THENCE S. 46 deg. 08 min. 57 sec. W. a distance of 60.29 feet to a 1/2" iron rod found for corner in the Northeast right-of-way line of F.M. 3097 Horizon Road;

THENCE N. 43 deg. 51 min. 04 sec. W. along said right-of-way line, a distance of 40.00 feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 08 min. 57 sec. E. a distance of 50.76 feet to a 1/2" iron rod found for corner;

THENCE in a Northeasterly direction along a curve to the left having a central angle of 24 deg. 18 min. 55 sec., a radius of 365.00 feet, a tangent of 12.04 feet, a chord of N. 27 deg. 10 min. 19 sec. E., 22.76 feet, and an arc distance of 23.19 feet to a 1/2" iron rod found for corner;

THENCE N. 08 deg. 11 min. 41 sec. E. a distance of 369.85 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 47 min. 36 sec. E. a distance of 33.00 feet to a 1/2" iron rod found for corner;

THENCE N. 08 deg. 11 min. 41 sec. E. a distance of 120.02 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 46 min. 00 sec. E. a distance of 194.02 feet to a 1/2" iron rod found for corner;

THENCE N. 08 deg. 12 min. 31 sec. E. a distance of 227.18 feet to a 1/2" iron rod found for corner in the South line of Steger Towne Drive;

THENCE S. 67 deg. 30 min. 07 sec. E. a distance of 120.53 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 24 deg. 18 min. 55 sec., a radius of 365.00 feet, a tangent of 12.04 feet, a chord of S. 89 deg. 39 min. 35 sec. E., 153.74 feet, along said right-of-way line, an arc distance of 154.90 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 49 min. 02 sec. E. along said right-of-way line, a distance of 562.81 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 37 deg. 57 min. 50 sec., a radius of 250.00 feet, a tangent of 85.69 feet, an arc distance of S. 82 deg. 53 min. 56 sec. E., 162.12 feet, along said right-of-way line, an arc distance of 165.10 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 43 deg. 58 min. 47 sec. E. along said right-of-way line, a distance of 193.45 feet to the POINT OF BEGINNING and containing 18.23 acres or 794,065 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as REPLAT STEGER TOWNE CROSSING, PHASE II, LOT 1, BLOCK C, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I 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 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 easement 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 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 further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Signature: John Warden
LAKE POINTE CHURCH, INC.

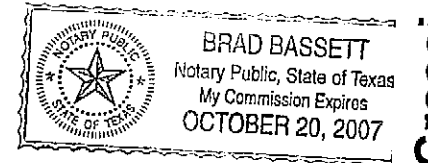
Signature: David E. Shelton
DAVID E. SHELTON, SR., V.P.
FOR LOWES HOME CENTERS, INC.

Before me, the undersigned authority, on this day personally appeared JOHN WARDELL, 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 21 day of February, 2005

Signature: Brad Bassett
Notary Public in and for the State of Texas

12/20/02
My Commission Expires:

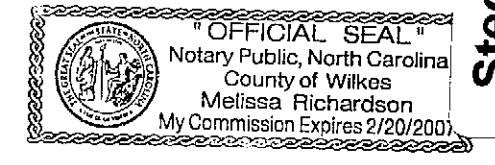


Before me, the undersigned authority, on this day personally appeared DAVID E. SHELTON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 14 day of February, 2005

Signature: Melina Richardson
Notary Public in and for the State of North Carolina

2/20/2007
My Commission Expires:



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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Signature: Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Signature: Planning and Zoning Commission
Date: 3/2/05

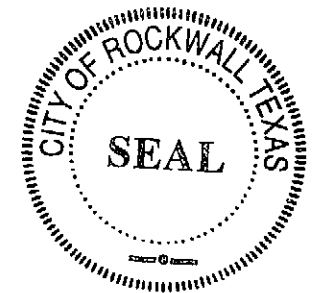
APPROVED

I hereby certify that the above and foregoing plat of REPLAT STEGER TOWNE CROSSING, PHASE II, LOT 1, BLOCK C an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16 day of January, 2005

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 eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 1st day of March, 2005
Signature: Mayor, City of Rockwall
Signature: Dorothy Brooks, City Secretary, City of Rockwall



Signature: Chuck Jodl
City Engineer 3-3-2005

REPLAT
STEGER TOWNE CROSSING, PHASE II
LOT 1, BLOCK C

OWNER:
LOWES INC.
HWY 268 E
NORTH WILKSBORO, NC 28659
(336) 658-7519

18.23 ACRES 2 LOTS
JAMES SMITH SURVEY A-200
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LAKE POINTE CHURCH, INC.
701 E. IH 30
ROCKWALL, TX 75032

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

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SHEET 2 OF 2
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Steger Towne Crossing 2
Lot 1, Blk C