

LEGAL DESCRIPTION

BEING, a tract of land situated in the JOHN RAMSEY SURVEY, ABSTRACT NO. 186, Rockwall County, Texas, and being a portion of that called 82.909 acre tract of land described in Substitute Trustee's Deed to Donald C. Hawkes, Substitute Trustee, as recorded in Volume 431, Page 1 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the Southwest corner of said tract recorded in Volume 431, Page 1, D.R.R.C.T., and being on the Easterly line of F.M. Road No. 549 (an 80' R.O.W.):

THENCE, N 01°30'23" W, along the Easterly line of said F.M. Road No. 549, a distance of 1256.45 feet to a 1/2" iron rod set for corner;

THENCE, N 89°19'00" E, leaving F.M. Road No. 549, a distance of 878.51 feet to a 1/2" iron rod set for corner;

THENCE, N 01°00'05" W, a distance of 219.51 feet to a 1/2" iron rod set on the Southerly line of State Highway No. 276, said point being the beginning of a non-tangent curve to the right having a central angle of 6°22'40" and a radius of 5669.58 feet;

Around said curve to the right an arc distance of 831.10 feet to a broken concrete monument found at the end of said curve;

THENCE, S 81°50'00" E, continuing along the Southerly line of State Highway No. 276, a distance of 96.36 feet to a wooden monument found for corner;

THENCE, S 08°10'00" W, a distance of 100.00 feet to a 1/2" iron rod set for corner;

THENCE, S 81°50'00" E, a distance of 400.00 feet to a 1/2" iron rod set for corner;

THENCE, N 08°10'00" E, a distance of 100.00 feet to a wooden monument found for corner;

THENCE, S 81°50'00" E, a distance of 625.65 feet to a 1/2" iron rod found for corner, same being the Northwest corner of the Nan L. Smart and the Juliana L. Bond tract as recorded in Volume 879, Page 10, D.R.R.C.T.;

THENCE, S 00°49'28" E, leaving State Highway No. 276 and along the most Westerly line of said Smart/Bond tract, a distance of 1228.01 feet to a 1/2" iron rod found for corner, said point being on the Northerly line of the McClendon Corp. tract as recorded in Volume 91, Page 526, D.R.R.C.T.;

THENCE, S 89°01'50" W, along the Northerly line of said McClendon tract and the Southerly line of said tract recorded in Volume 431, Page 1, a distance of 2598.31 feet to the POINT OF BEGINNING and containing 78.45 acres of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, DELWIN MORTON, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

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 the Sterling Farms Addition subdivision an addition to the County 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 Sterling Farms Addition 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 gravitas 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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Delwin Morton 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 \_\_\_\_\_ day of \_\_\_\_\_, 1996.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

Signature of Party with Mortgage or Lien Interest  
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared

\_\_\_\_\_ 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 \_\_\_\_\_ Day of \_\_\_\_\_, 1996.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANIEL A. SMITH, 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.

Daniel A. Smith, R.P.L.S. No. 4645  
STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1996.

By \_\_\_\_\_

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

Planning And Zoning Commission Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of an addition to the County of Rockwall, Texas, was approved by the City Council of the City of Rockwall and the County of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 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 Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City of Rockwall

\_\_\_\_\_  
County Judge

FINAL PLAT  
STERLING FARMS ADDITION  
78.457 ACRES  
OUT OF THE  
JOHN RAMSEY SURVEY, ABSTRACT NO. 186  
ROCKWALL COUNTY, TEXAS

DATE: NOV. 5, 1996

SURVEYOR:  
DANIEL A. SMITH SURVEYORS, INC.  
900 VIA AVENIDA  
MESQUITE, TEXAS 75150  
(972) 682-1794