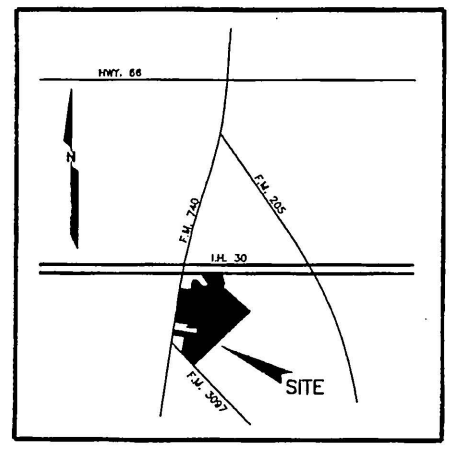


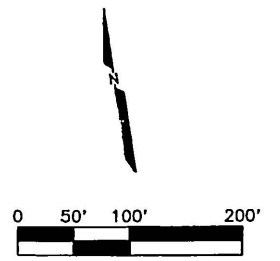
CURVE DATA CHART

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'	N38°19'02"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'	23.45'	S05°22'46"E
C-12	50.00'	18°58'17"	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"	36.80'	76.86'	76.49'	S64°49'02"E
C-16	20.00'	80°35'56"	16.95'	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"	8.91'	16.59'	16.12'	N31°57'08"E
C-20	20.00'	80°35'56"	16.95'	28.13'	25.87'	N85°09'59"E
C-21	50.00'	80°35'56"	42.40'	70.34'	64.88'	N85°09'59"E
C-22	20.00'	99°24'04"	23.58'	34.70'	30.51'	N04°50'01"W
C-23	20.00'	102°45'57"	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°39'18"	27.86'	37.93'	32.49'	N89°47'35"E
C-27	50.00'	102°45'57"	1.82'	3.64'	3.63'	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'	13.46'	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°24'04"	23.58'	34.70'	30.51'	S04°50'01"W
C-32	100.00'	27°16'59"	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'	27°16'59"	24.27'	47.62'	47.17'	N21°49'28"E
C-35	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	7014168.2	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	2591536.8
10	7015045.4	2591625.8
11	7014925.3	2591873.4
12	7015042.6	2591986.7
13	7014615.6	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	7013635.9	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'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WHEREAS STEGER TOWNE CROSSING, L.P., IS THE OWNER OF THAT CERTAIN 1.3302 ACRE TRACT OF LAND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, ROCKWALL COUNTY, TEXAS AND BEING A PORTION OF LOT 5, BLOCK A OF STEGER TOWNE CROSSING PHASE I, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET C, SLIDES 345-346 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND IS ALSO THE OWNER OF THAT CERTAIN 0.0210 ACRE PORTION OF STEGER SUBDIVISION NO. 1, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET A, SLIDE 203 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. 740 (RIDGE ROAD) (A VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 5, BLOCK A ON THE NORTH LINE OF SAID STEGER SUBDIVISION NO. 1;

- THENCE: N 26°53'01" E. ALONG SAID EAST LINE OF F.M. 740 A DISTANCE OF 206.42 FEET TO A 1/2" IRON ROD FOUND, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF CHILIS SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET C, SLIDE 253 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;
THENCE: S 62°13'44" E. AND DEPARTING THE SAID EAST LINE OF F.M. 740 AND ALONG THE SOUTH LINE OF SAID CHILIS SUBDIVISION A DISTANCE OF 275.21 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CHILIS SUBDIVISION IN THE WESTERLY LINE OF LOT 4, BLOCK A OF SAID STEGER TOWNE CROSSING PHASE I;
THENCE: N 45°53'19" E. ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 A DISTANCE OF 332.06 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE: N 54°32'03" W, A DISTANCE OF 57.14 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE: N 11°38'55" E, A DISTANCE OF 107.03 FEET TO A 5/8" IRON ROD SET FOR CORNER;
THENCE: N 63°06'59" W, A DISTANCE OF 82.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.3512 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 LOT 5R, BLOCK A OF 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 ON 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:

- 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 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.

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.

JOHN WEBER, GENERAL PARTNER
STEGER TOWNE CROSSING, L.P.

STATE OF TEXAS }
COUNTY OF ROCKWALL }

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

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 10th DAY OF June, 1997.

Notary Public signature and text.



OWNER: STEGER TOWNE CROSSING, L.P. 14850 QUORUM DR., #120 DALLAS, TEXAS 75240 (972) 991-8472

ENGINEER: LAWRENCE A. CATES & ASSOC. 14200 MIDWAY ROAD, SUITE 122 DALLAS, TEXAS 75244 (972) 385-2272

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

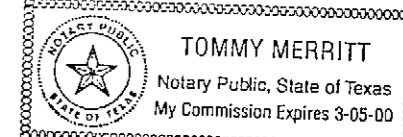
THAT I, LAWRENCE A. CATES, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Lawrence A. Cates signature and title: LAWRENCE A. CATES REGISTERED PROFESSIONAL SURVEYOR NO. 3717 STATE OF TEXAS COUNTY OF DALLAS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 06 DAY OF June, 1997. BY LAWRENCE A. CATES.

Notary Public signature and text: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



RECOMMENDED FOR FINAL APPROVAL: Notary Public signature and date: 6-11-97 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 17 DAY OF February 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 11 DAY OF June, 1997.

Mayor signature and title: MAYOR, CITY OF ROCKWALL

Cindy Kindred signature and title: 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.

REPLAT OF PART OF LOT 5, BLOCK A OF STEGER TOWNE CROSSING PHASE I AND PART OF STEGER SUBDIVISION NO. 1 JANUARY 21, 1997 LOCATED IN THE CITY OF ROCKWALL, TEXAS BEING OUT OF THE JAMES SMITH SURVEY, ABSTRACT NO. 200 ROCKWALL COUNTY, TEXAS