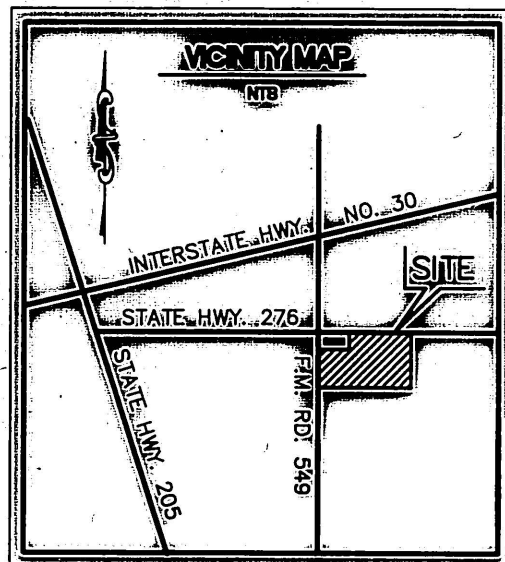
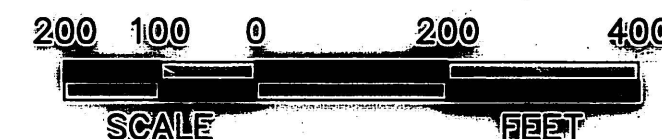




ROCKWALL SURFACE ADJUSTED COORDINATES

1	7018784.882282188	2807853.935941434
2	7020050.0185582224	2807820.085345618
3	7020051.372374973	2807838.440837637
4	7020049.0855988931	2807855.512780198
5	7020226.6126125137	2807825.968876516
6	7020222.250621578	2807839.310130470
7	7020163.2241130428	2807853.05528175
8	7020053.622724388	2807810.411748392
9	7020155.6303322597	2807815.252523187
10	7020033.7223520177	2807824.5456107267
11	7018833.8444164391	2807825.1874998889



$\Delta = 06:22:40'$
 $R = 5669.58'$
 $T = 315.88'$
 $L = 631.10'$

STATE HIGHWAY NO. 276

4.5 ACRES COMMERCIAL

EXISTING 110' R.O.W.

S 08:10:00" W
100.00'

N 08:10:00" E
100.00'

S 81:50:00" E
400.00'

S 81:50:00" E
175.93'

STATE HIGHWAY NO. 276
625.65'

F.M. ROAD NO. 549

1266.75'

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, STERLING FARMS, LP, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows: BEING a tract of land situated in the JOHN RAMSEY SURVEY, ABSTRACT NO. 184, Rockwall County, Texas, and being a portion of that called 82939 acre tract of land described in Substitute Trustee's Deed to Donald G. Harvey, Substitute Trustee, as recorded in Volume 491, 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 Eastern line of F.M. Road No. 549 (an 80' R.O.W.);

THENCE, N. 01°30'23" W. along the Eastern 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. 04°00'05" W. a distance of 219.51 feet to a 1/2" iron rod set on the Southern line of State Highway No. 278, said point being the beginning of a non-tangent curve to the right having a central angle of 62°24'00" and a radius of 6689.58 feet;

Around said curve to the right an arc distance of 631.10 feet to a broken concrete monument found at the end of said curve;

THENCE, S. 81°50'00" E. continuing along the Southern line of State Highway No. 278, a distance of 99.38 feet to a concrete monument found for corner;

THENCE, S. 05°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. 05°10'00" E. a distance of 100.00 feet to a concrete 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. Smartt and the Juliana L. Bond tract as recorded in Volume 879, Page 10, D.R.R.C.T.;

THENCE, S. 00°48'28" E. leaving State Highway No. 278 and along the most westerly line of said Smartt/Bond tract, a distance of 1228.01 feet to a 1/2" iron rod found for corner, said point being on the Northern line of the McLendon Corp. tract as recorded in Volume 91, Page 628, D.R.R.C.T.;

THENCE, S. 89°01'50" W. along the Northern line of said McLendon tract and the Southern 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.

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:

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 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.
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 ditches, all according to the specifications of the City of Rockwall.

OWNER: STERLING FARMS, LP TOMMY GOLF

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tommy Goff, 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 28th day of January, 1997.

Notary Public in and for the State of Texas



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 1997.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, BEFORE KNOW ALL MEN BY THESE PRESENTS:

I, DANIEL A. SMITH, hereby certify that I prepared this plat from an actual and accurate survey of the land shown thereon, and that the corner monuments shown thereon were properly placed under my supervision.

Daniel A. Smith, R.P.L.S. No. 4645

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 29th day of January, 1997.

By Patricia A. Moore

7-11-2000

Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

2/14/97

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

11th day of November, 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.

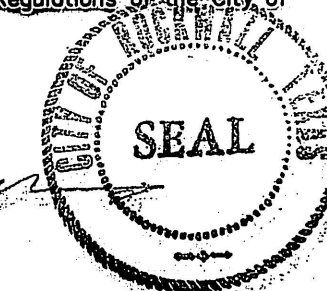
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 17th day of February, 1997.

Mayor, City of Rockwall

City Secretary, City of Rockwall

County Judge



SURVEYOR:
DANIEL A. SMITH SURVEYORS, INC.
900 VIA AVENIDA
MESQUITE, TEXAS 75150
(972) 682-1794
DWG. REF. = 96002PLT

FINAL PLAT
STERLING FARMS ADDITION
78.457 ACRES
OUT OF THE
JOHN RAMSEY SURVEY, ABSTRACT NO. 184
ROCKWALL COUNTY, TEXAS
DATE: NOV. 5, 1996

FILED FOR RECORD
ROCKWALL CO., TEXAS
97 APR 28 PM 4:51
PAULETTE BURKS
CO. CLERK
BY: cd DEPUTY