

WHEREAS, American Condominium Corporation of Texas is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Frutes Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner in the Southeast right-of-way line of Henry M. Chandler Drive at the Northwest corner of Spyglass Hill Condominiums, Phase Two, an addition to the City of Rockwall, as recorded in Slide B, Page 31 & 32 of the Plat Records of Rockwall County, Texas;

THENCE: Along the East line of the said Spyglass Hill Condominiums, Phase Two the following:

- South 5° 37' 41" West a distance of 58.35 feet to an iron rod for a corner;
- South 48° 27' 05" East a distance of 36.98 feet to an iron rod for a corner;
- South 68° 33' 06" East a distance of 28.84 feet to an iron rod for a corner;
- South 48° 27' 05" East a distance of 127.38 feet to an iron rod for a corner;
- South 41° 32' 55" West a distance of 134.52 feet to an iron rod for a corner;
- South 3° 27' 05" East a distance of 96.14 feet to an iron rod for a corner;
- South 41° 32' 55" West a distance of 85.84 feet to an iron rod for a corner;
- South 3° 27' 05" East a distance of 82.84 feet to an iron rod for a corner;
- South 48° 27' 05" East a distance of 121.42 feet to an iron rod for a corner;

THENCE: South 41° 32' 55" West, along the Northwest line of Windward Slope, an addition to the City of Heath, as recorded in Slide A, Page 368 of the Plat Records of Rockwall County, Texas, a distance of 286.14 feet to an iron rod for a corner;

THENCE: North 48° 27' 05" West a distance of 203.00 feet to an iron rod for a corner;

THENCE: North 41° 32' 55" East a distance of 56.00 feet to an iron rod for a corner;

THENCE: North 48° 23' 55" East a distance of 113.39 feet to an iron rod for a corner;

THENCE: North 3° 27' 05" West a distance of 148.00 feet to an iron rod for a corner;

THENCE: North 37° 16' 05" East a distance of 159.04 feet to an iron rod for a corner;

THENCE: North 48° 27' 05" West a distance of 160.16 feet to an iron rod for a corner;

THENCE: North 3° 27' 05" West a distance of 39.65 feet to an iron rod for a corner in the Southeast right-of-way line of Henry M. Chandler Drive and the beginning of a circular curve to the left, said curve having a chord bearing of North 47° 52' 22" East, a central angle of 1° 46' 41" and a radius of 1040.00 feet;

THENCE: In a Northeasterly direction, along the Southeast right-of-way line of Henry M. Chandler Drive, with a curve to the left, an arc distance of 32.27 feet to an iron rod for a corner;

THENCE: North 46° 59' 01" East continuing along the Southeast right-of-way line of Henry M. Chandler Drive, a distance of 179.27 feet to the Point of Beginning and Containing 3.0246 Acres (131,751 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That American Condominium Corporation of Texas does hereby adopt this plat designating the hereinabove described property as Spyglass Hill Condominiums, Phase Three, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the American Condominium Corporation of Texas, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the hereindescribed tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto American Condominium Corporation of Texas, its successors and assigns. Provided however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. The American Condominium Corporation of Texas, its successors and assigns will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

All utility easements shall also include additional easement area for installation and maintenance of appurtenances necessary to serve the individual units.

WITNESS OUR HANDS at Rockwall, Texas, this 18th day of December, 1984.

AMERICAN CONDOMINIUM CORPORATION OF TEXAS

By: William J. Mullane
William J. Mullane, Executive Vice President

Attest By: Rosemary Mullane
Rosemary Mullane, Secretary

STATE OF TEXAS
COUNTY OF Rockwall

BEFORE ME, the undersigned authority, in and for said State of Texas, on this day personally appeared William J. Mullane and Rosemary Mullane, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said American Condominium Corporation of Texas, a corporation, and that they executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of December, 1984.

Elizabeth Engelbrecht
Notary Public in and for the State of Texas
Commission expires October 29, 1985

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

Harold L. Evans
Harold L. Evans, P.E., Registered Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, in and for said State of Texas, on this day personally appeared Harold L. Evans, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of August, 1984.

Boy White
Notary Public in and for the State of Texas
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL

William Eim
City Administrator

4/14/83
Date

APPROVED

Thomas E. O'...
Chairman, Planning and Zoning Commission

4/14/83
Date

I hereby certify that the above and foregoing plat of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2 day of May, 1983.

Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS MY HAND this 19 day of December, 1984.

...
Mayor

Karen Martin
City Secretary, City of Rockwall



Filed 1/15/85
B-175,176

SPYGLASS HILL CONDOMINIUMS
PHASE THREE

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AMERICAN CONDOMINIUM CORPORATION ~ OWNER
ONE-A COMMODORE PLAZA ~ ROCKWALL, TEXAS
HAROLD L. EVANS ~ CONSULTING ENGINEER
2331 GHS THOMASSON ROAD ~ DALLAS, TEXAS
MARCH, 1983 SCALE: 1"=100'