

Recommended for Final Approval:

City's Engineer: \_\_\_\_\_  
Date: \_\_\_\_\_  
Approved: Wayne Rogers  
Chairman, Planning and Zoning Commission

Date: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS Cutter Hill, Inc. is the owner of a tract of land in the City of Rockwall, State of Texas, said tract being described as follows:  
BEING a tract or parcel of land out of the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and further being a part of the same tract of land conveyed to Wilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
BEGINNING at a point on the Take Line of the City of Dallas, Lake Ray Hubbard, said point being located 277.23 feet North 46° 18' 54" West from the City of Dallas Take Line Monument T13-1 and T11-6;

THENCE: North 46° 18' 55" West along said Take Line a distance of 190.00 feet to a point for a corner;  
THENCE: North 43° 41' 05" East a distance of 60.00 feet to a point for a corner;  
THENCE: South 77° 12' 53" East a distance of 22.43 feet to a point for a corner;  
THENCE: South 46° 18' 55" East a distance of 38.95 feet to a point for a corner;  
THENCE: North 12° 47' 07" East a distance of 20.00 feet to a point for a corner;  
THENCE: South 77° 12' 53" East a distance of 55.00 feet to a point for a corner;  
THENCE: North 12° 47' 07" East a distance of 110.00 feet to a point for a corner;  
THENCE: North 60° 30' 42" East a distance of 44.60 feet to a point for a corner;  
THENCE: South 77° 12' 53" East a distance of 27.00 feet to a point for a corner;  
THENCE: North 12° 47' 07" East a distance of 36.00 feet to a point for a corner;  
THENCE: South 77° 12' 53" East a distance of 79.03 feet to a point for a corner;  
THENCE: South 35° 25' 42" West a distance of 64.99 feet to a point for a corner;  
THENCE: South 60° 30' 42" West a distance of 19.14 feet to a point for a corner;  
THENCE: South 30° 50' 18" East a distance of 29.21 feet to a point for a corner;  
THENCE: South 12° 47' 07" West a distance of 82.00 feet to a point for a corner;  
THENCE: North 77° 12' 53" West a distance of 64.00 feet to a point for a corner;  
THENCE: South 1° 26' 24" West a distance of 69.67 feet to a point for a corner;  
THENCE: South 43° 41' 05" West a distance of 94.11 feet to the Place of Beginning and Containing 38,479 Square Feet or 0.8834 Acres.

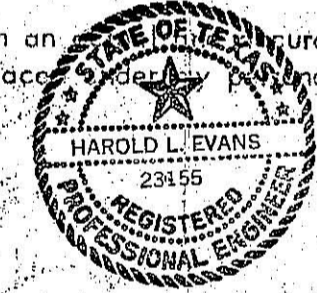
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That Cutter Hill, Inc. does hereby adopt this plat designating the hereinabove described property as Cutter Hill and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Cutter Hill, Inc., 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 Cutter Hill, Inc., 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. Cutter Hill, Inc., 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 subdivision.

WITNESS OUR HANDS at Dallas, Texas, this 2<sup>nd</sup> day of November, 1976.

CUTTER HILL, INC.  
By: [Signature] President  
Attest By: [Signature] Secretary

ENGINEER'S CERTIFICATE  
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That I, Harold L. Evans, do hereby certify that I prepared this plat from an accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

[Signature]  
Harold L. Evans, Registered Professional Engineer



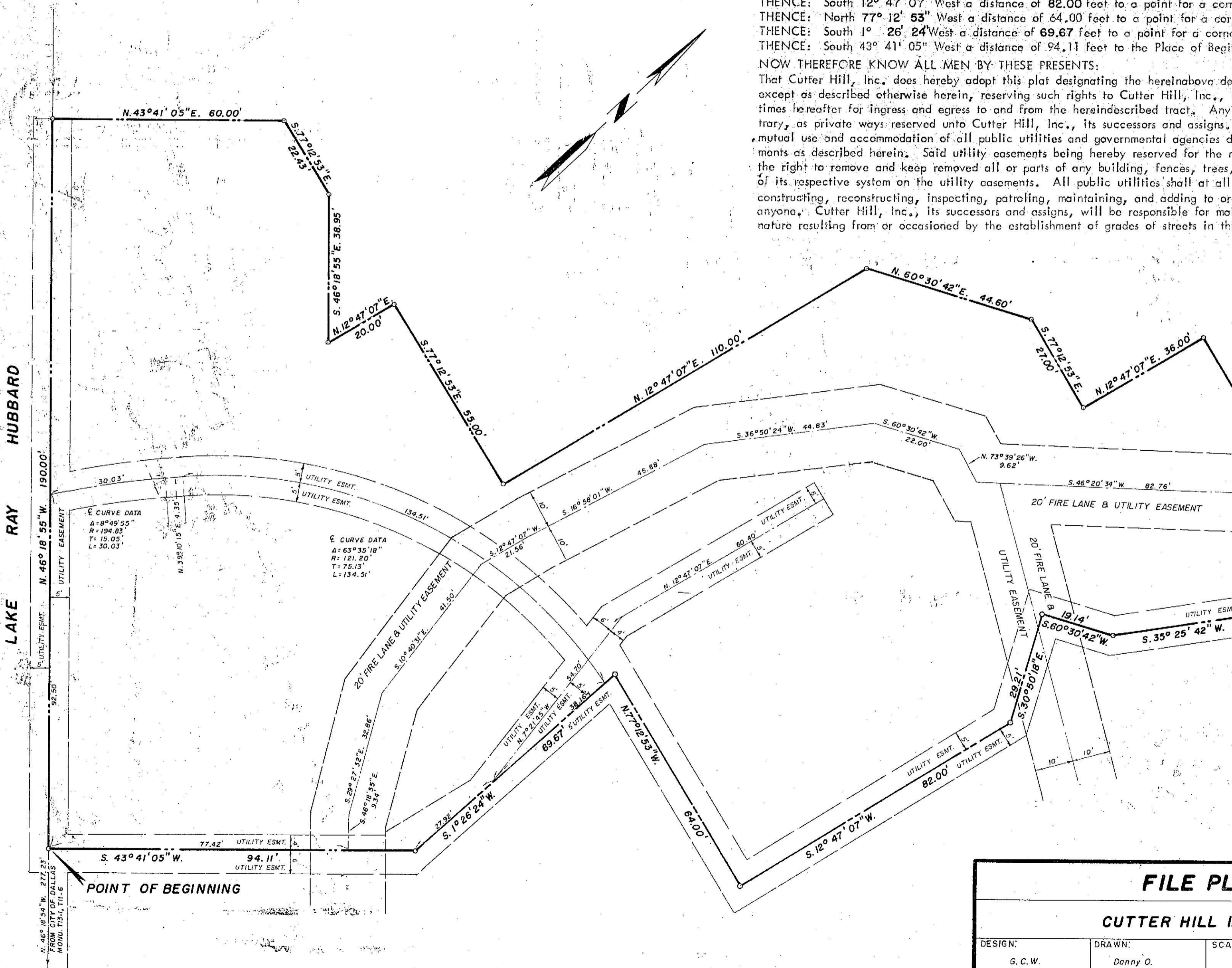
STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office, this 2<sup>nd</sup> day of November, A.D., 1976.  
[Signature]  
Notary Public in and for Dallas County, Texas  
Commission expires 6/9/77

Recommended for Final Approval: [Signature] City Administrator  
Date: 10/27/76

I hereby certify that the above and foregoing plat of Cutter Hill, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 1 day of November, 1976.  
Witness our hand this 2 day of November, 1976.  
[Signature] Mayor  
[Signature] City Secretary, City of Rockwall

copy  
FILED  
4 day of January 1977  
@ 2:30 p.m.  
Elmer A. Payne, Clerk of County Court, Rockwall County, Texas  
By [Signature] Deputy



FILE PLAT				CUTTER HILL ROCKWALL, TEXAS
CUTTER HILL INC.- OWNER				
DESIGN: G. C. W.	DRAWN: Danny O.	SCALE: 1" = 20'	DATE: SEPT., 1976	DALLAS HAROLD L. EVANS - CONSULTING ENGINEER 328-8133