

S CURVE DATA
 Δ = 47° 48' 21"
 R = 70.00'
 T = 31.02'
 L = 58.41'

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 most Northerly Southeast line of and being located South 35° 25' 42" West a distance of 24.13 feet from the Northeast corner of Cutter Hill as recorded in Volume 4, Page 46, Plat Records, Rockwall County, Texas, said point also being located North 3° 07' 45" West a distance of 466.73 feet from the City of Dallas Take Line Monument T13-1 and T11-6;
 THENCE: South 61° 04' 23" East a distance of 141.71 feet to a point for a corner;
 THENCE: North 28° 55' 36" East a distance of 30.00 feet to a point for a corner;
 THENCE: South 61° 04' 23" East a distance of 45.00 feet to a point for a corner;
 THENCE: South 44° 49' 01" East a distance of 35.60 feet to a point for a corner;
 THENCE: South 33° 38' 08" West a distance of 281.34 feet to a point for a corner;
 THENCE: South 74° 47' 07" West a distance of 75.94 feet to a point for a corner;
 THENCE: North 15° 12' 53" West a distance of 93.00 feet to a point for a corner;
 THENCE: North 33° 38' 09" East a distance of 76.05 feet to a point for a corner;
 THENCE: North 47° 12' 53" West a distance of 52.25 feet to a point for a corner;
 THENCE: North 12° 47' 07" East a distance of 86.00 feet to a point for a corner;
 THENCE: North 30° 50' 17" West a distance of 29.21 feet to a point for a corner;
 THENCE: North 60° 30' 42" East a distance of 19.14 feet to a point for a corner;
 THENCE: North 35° 25' 42" East a distance of 44.86 feet to the Point of Beginning and Containing 49,652 Square Feet, or 1.1398 Acres of Land.

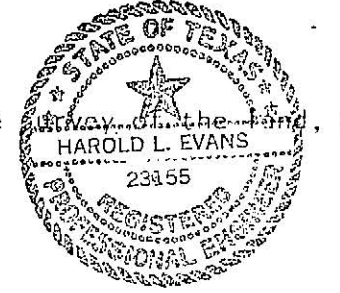
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That Cutter Hill, Inc. does hereby adopt this plat designating the hereinabove described property as Cutter Hill, Phase Two, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving 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 17 day of November, 1977.
 CUTTER HILL, INC.

By: [Signature]

THE STATE OF TEXAS
 COUNTY OF DALLAS
 Before me, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Don Audleman, President of Cutter Hill, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Cutter Hill, Inc., a corporation, and that he 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 17 day of November, 1977.
[Signature]
 Notary Public in and for Dallas County, Texas
 Commission expires 6-18-78

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 actual and 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 day of December, 1977.



[Signature]
 Notary Public in and for Dallas County, Texas
 Commission expires Feb 23 1979
 Recommended for Final Approval:
[Signature] 11-17-77
 City Administrator Date
 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 5th day of December, 1977.
 Witness our hand this 5th day of December, 1977.
[Signature]
 Mayor
[Signature] 11-17-77
 City Engineer Date
[Signature] 11-17-77
 Approved: Date
[Signature]
 Chairman, Planning and Zoning Commission

FILE PLAT				CUTTER HILL PHASE TWO ROCKWALL, TEXAS	
CUTTER HILL INC.-OWNER				HAROLD L. EVANS CONSULTING ENGINEER	
DESIGN: G.C.W.	DRAWN: H.RAY M.	SCALE: 1" = 20'	DATE: NOV., 1977	DALLAS	328-7133