

STATE OF TEXAS
COUNTY OF ROCKWALL

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 City of Dallas take line for Lake Ray Hubbard, said point bears North 46° 18' 55" West a distance of 132.23 feet from City of Dallas Monument T13-1 and T11-6;
THENCE: North 46° 18' 55" West a distance of 145.00 feet along said take line to the South corner of Cutter Hill as recorded in Volume 4, Page 46, Plat Records, Rockwall County, Texas;
THENCE: Along the Southeasterly lines of Cutter Hill as follows: North 43° 41' 05" East a distance of 94.11 feet to a point for a corner; North 1° 16' 24" East a distance of 69.67 feet to a point for a corner; South 77° 12' 53" East a distance of 64.00 feet to a point for a corner on a Southwesterly line of Cutter Hill, Phase Two, an addition to the City of Rockwall, and recorded in Slide A, Page 285 of the Plat Records, Rockwall County, Texas;
THENCE: Along said line of Cutter Hill, Phase Two as follows: South 12° 47' 08" West a distance of 4.00 feet to a point for a corner; South 47° 12' 53" East a distance of 52.25 feet to a point for a corner; South 33° 38' 09" West a distance of 76.05 feet to said Cutter Hill, Phase Two;
THENCE: South 54° 39' 29" West a distance of 54.00 feet to the Point of Beginning and Containing 20,520 Square Feet or 0.4711 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 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 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 1st day of June, 1981.

By Dori Audleman

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dori 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 1st day of June, 1981.
Samuel C. Adewale
Notary Public in and for Dallas County, Texas
Commission expires 11-30-84

SURVEYOR'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.

Harold L. Evans, Registered Public Surveyor

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 1st day of June, 1981.

Samuel C. Adewale
Notary Public in and for Dallas County, Texas
Commission expires 11-30-84

RECOMMENDED FOR FINAL APPROVAL:

[Signature]
City Administrator

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 1st day of June, 1981.

WITNESS OUR HANDS this 1st day of June, 1981.

[Signature]
Mayor

RECOMMENDED FOR FINAL APPROVAL:

[Signature]
City's Engineer

APPROVED: Wayne Rogers

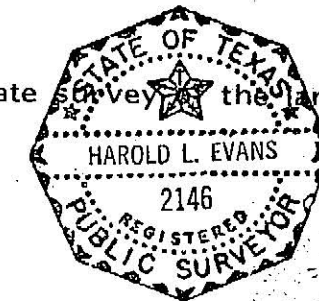
Chairman, Planning & Zoning Commission

Date 6-1-81

Date 6-1-81

Date 6-1-81

Date 6-1-81

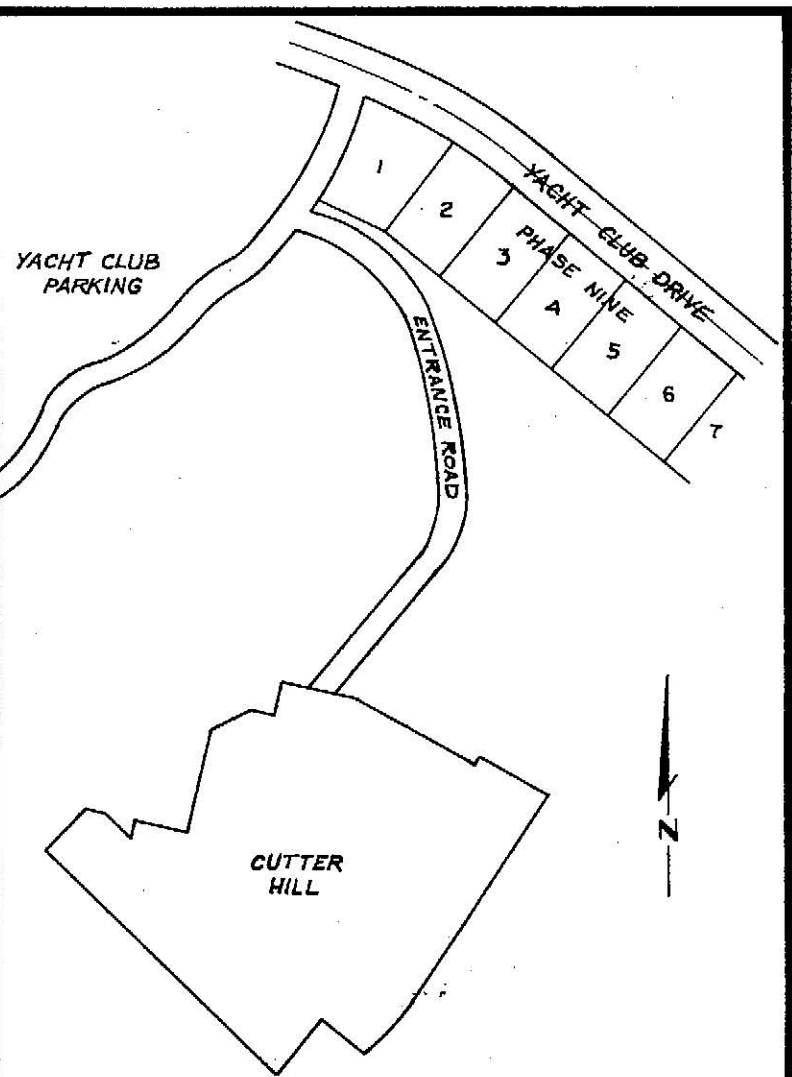


CUTTER HILL
PHASE I

CUTTER HILL
PHASE II

POINT OF
BEGINNING

CITY OF DALLAS
MONU. T13-1



LOCATION MAP

Rockwall County
June 15, 1981
Slide A-399
[Signature]

FILE PLAT

CUTTER HILL INC.-OWNER

DESIGN: G.C.W. DRAWN: T.L.B. SCALE: 1"=20' DATE: 4-24-81

CUTTER HILL
PHASE THREE
ROCKWALL, TEXAS

HAROLD L. EVANS-CONSULTING ENGINEER