

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, O.E. DE BERG, LLOYD A. JONES, D.J. HENDRICKSON, MURRAY W. WALL and KIRBY ALBRIGHT TRUSTEES and KIRBY ALBRIGHT, an individual owner, are the owners of a tract of land situated in Rockwall County, Texas, out of the EDWARD TEAL SURVEY, ABSTRACT NO. 207 and being a part of that certain 5.00 acre tract conveyed to KIRBY ALBRIGHT by J. DOYLE ALEXANDER and wife HELEN ANN ALEXANDER by Warranty Deed recorded in Volume 80, Page 9 of the Deed Records of Rockwall County, Texas, and a part of that tract conveyed to O.E. DE BERG, et al by KIRBY ALBRIGHT by Warranty Deed recorded in Volume 81, Page 33 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Southwest corner of that land conveyed to O.E. DE BERG, et al by KIRBY ALBRIGHT recorded in Volume 81, Page 33 of the Deed Records of Rockwall County, Texas, THENCE Northerly along the East line of F.M. Road No. 240 as follows:  
Northerly along a curve to the left, said curve having a radius of 481.68 feet, an arc distance of 92.49 feet to the point of tangency of said curve, an iron stake for corner;  
N 5° 34' W, 247.50 feet to the beginning of a curve to the right, an iron stake for corner;  
Northerly along the curve to the right, said curve having a radius of 5689.65 feet, an arc distance of 132.40 feet to the point of tangency of said curve, an iron stake for corner;  
N 7° 24' W, 517.29 feet to the beginning of a curve to the left, an iron stake for corner;  
Northerly along the curve to the left, said curve having a radius of 613.69 feet, an arc distance of 259.03 feet to the point of tangency of said curve, an iron stake for corner;  
N 31° 35' W, 163.65 feet to the beginning of a curve to the right, an iron stake for corner;  
Northerly along the curve to the right, said curve having a radius of 247.93 feet, an arc distance of 167.82 feet to the point of tangency of said curve, an iron stake for corner;  
N 7° 12' E, 294.43 feet to the beginning of a curve to the right, an iron stake for corner;  
Northerly along the curve to the right, said curve having a radius of 3780.17 feet, an arc distance of 620.07 feet to the point of tangency of said curve, an iron stake for corner;  
N 18° 45' E, 378.58 feet to the beginning of a curve to the right, an iron stake for corner;  
Northerly along the curve to the right, said curve having a radius of 533.69 feet, an arc distance of 293.37 feet to the point of tangency of said curve, an iron stake for corner;  
W 38° 13' E, 417.28 feet to the beginning of a curve to the left, an iron stake for corner;  
Northerly along the curve to the left, said curve having a radius of 613.69 feet, an arc distance of 206.36 feet to the point of tangency of said curve, an iron stake for corner;  
N 19° 19' E, 71.28 feet to an iron stake for corner;  
THENCE N 75° 32' E, 183.58 feet to an iron stake for corner;  
THENCE S 42° 37' E, along the proposed Southeast right-of-way line of F.M. Road No. 3097, 148.09 feet to an iron stake for corner;  
THENCE S 38° 35' W, 745.88 feet to an iron stake for corner;  
THENCE S 14° 25' W, 1000.81 feet to an iron stake for corner;  
THENCE S 16° 55' E, 571.26 feet to an iron stake for corner;  
THENCE S 7° 24' E, 1108.54 feet to an iron stake for corner;  
THENCE S 84° 30' E, 526.33 feet to an iron stake for corner;  
THENCE S 6° 03' W, 309.00 feet to an iron stake for corner;  
THENCE N 84° 30' W, 502.50 feet to an iron stake for corner;  
THENCE N 4° 53' E, 250.05 feet to an iron stake for corner;  
THENCE N 64° 30' W, 362.70 feet to the point of beginning and containing 33.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WE, O.E. DEBERG, LLOYD A. JONES, D. J. HENDRICKSON, MURRAY W. WALL, KIRBY ALBRIGHT, TRUSTEES, and KIRBY ALBRIGHT, Individual Owner, do hereby adopt this plat designating the hereinabove described property as HIGHLAND ACRES, an addition to Rockwall County and Dallas County, Texas, and do hereby dedicate to public use forever, the streets and easements shown thereon. EXECUTED this 30th day of July, 1968.

*O.E. DeBerg*  
O.E. DeBerg, Trustee  
*D.J. Hendrickson*  
D.J. Hendrickson, Trustee  
*Murray W. Wall*  
Murray W. Wall, Trustee  
*Kirby Albright*  
Kirby Albright, Trustee and Individual Owner

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared O.E. DE BERG, LLOYD A. JONES, D.J. HENDRICKSON, MURRAY W. WALL, and KIRBY ALBRIGHT, TRUSTEES, AND KIRBY ALBRIGHT, TRUSTEE AND INDIVIDUAL OWNER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

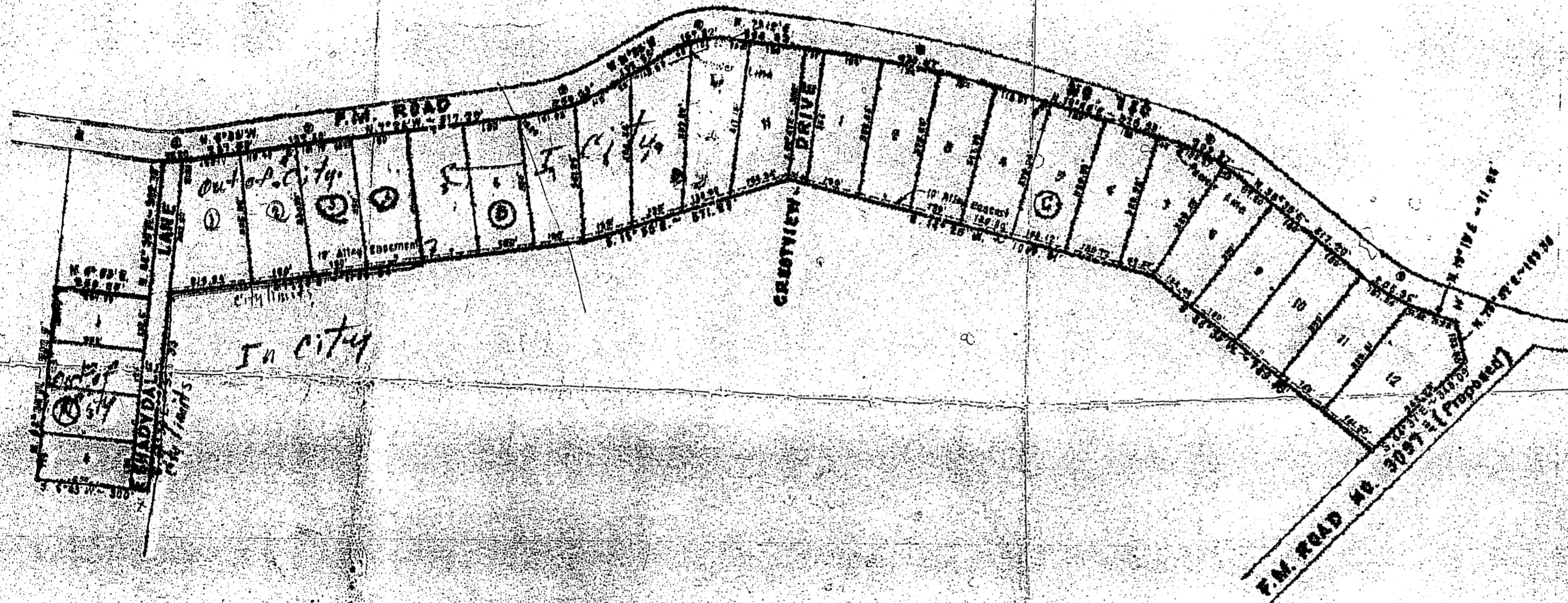
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of July, 1968.  
*Lillian C. ...*  
Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS  
KNOW ALL MEN BY THESE PRESENTS, THAT I, M. E. BENNETT, 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.

*M.E. Bennett*  
M. E. Bennett  
Registered Professional Engineer

STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared M. E. BENNETT, 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 purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of July, 1968.  
*M.E. Bennett*  
Notary Public in and for Dallas County, Texas



CURVE DATA			
NO.	BEARING	DISTANCE	AREA
1	N 5° 34' W	247.50	0.750
2	N 7° 24' W	517.29	1.125
3	N 18° 45' E	378.58	0.950
4	N 19° 19' E	71.28	0.015
5	N 75° 32' E	183.58	0.450
6	S 42° 37' E	148.09	0.350
7	S 38° 35' W	745.88	1.850
8	S 14° 25' W	1000.81	2.500
9	S 16° 55' E	571.26	1.400
10	S 7° 24' E	1108.54	2.750
11	S 84° 30' E	526.33	1.300
12	S 6° 03' W	309.00	0.750

FINAL PLAT  
**HIGHLAND ACRES**  
ROCKWALL COUNTY, TEXAS

**KIRBY ALBRIGHT - DEVELOPER**  
116-B WALKHURST CREEK SHOPPING CENTER, GARLAND, TEXAS

**M. E. BENNETT ENGINEERS, INC. - ENGINEER**  
1075 PERRY CAVE, GARLAND, TEXAS

1083

1086