



OWNER'S CERTIFICATE

WHEREAS, Dr. Seth B. Cowan, Trustee, et al, are owners of a tract of land in the City and County of Rockwall, State of Texas, said tract being described as follows:  
BEING a tract of land out of B. F. Boydston Survey, Abstract No. 14, and being part of a 52.423 acre tract conveyed to Dr. Seth B. Cowan, Trustee, by deed recorded in Volume 87, Page 540, Deed Records, Rockwall County, Texas, and being all of Lot F-11 of Highland Hills Addition, an addition to the City of Rockwall, recorded in Volume 2, Page 29, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of Westway Drive and at the Northeast corner of Lot F-15 of Northshore Phase One, an addition to the City of Rockwall, recorded in Volume 3, Page 44, Map Records, Rockwall County, Texas;  
THENCE: East with the South right-of-way line of Westway Drive a distance of 353.62 feet to a point for a corner at the Northeast corner of Lot F-11 of Highland Hills Addition, said point also being on the West right-of-way line of a 15-foot wide alley;  
THENCE: South with said alley and lot line a distance of 3.71 feet to the point of curvature of a circular curve to the Right having a central angle of 70° 40' 35" and a radius of 121.23 feet;  
THENCE: Around said curve in a Southwesterly direction with said alley and lot line an arc distance of 149.54 feet to the point of tangency of said curve;  
THENCE: South 74° 05' 17" West with said alley and lot line a distance of 14.44 feet to a point for a corner at the Southwest corner of said Lot F-11;  
THENCE: West with said alley a distance of 258.62 feet to a point for a corner at the Southeast corner of Lot F-15 of said Northshore Addition;  
THENCE: North with the East line of said Lot F-15 a distance of 122.13 feet to the Point of Beginning and Containing 0.925 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Dr. Seth B. Cowan, Trustee, being owner does hereby adopt this plat designating the hereinabove described property as Highland Hills Addition, Second Installment, Rockwall County, Texas, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems without the necessity of, at any time, procuring the permission of anyone.

WITNESS my hand at Harland, Texas, this 26<sup>th</sup> day of February, 1979.  
OWNER:

Seth B. Cowan  
Dr. Seth B. Cowan, Trustee

STATE OF TEXAS  
COUNTY OF Dallas

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Dr. Seth B. Cowan, 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 herein expressed.

GIVEN under my hand and seal of office this 26<sup>th</sup> day of February, 1979

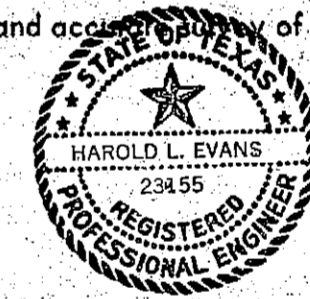
Betty Jo Hoffman  
Notary Public in and for Dallas County, Texas  
Commission expires 12-2-79

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.

Harold L. Evans  
Harold L. Evans, Registered Professional Engineer



STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for the 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 herein expressed.

GIVEN under my hand and seal of office this 14 day of February, 1979

Janna E. Osteen  
Notary Public in and for Dallas County, Texas  
Commission expires Feb. 23, 1981

RECOMMENDED for Final Approval:

Gene Elliott  
City Administrator

4-5-79  
Date

APPROVED:

Wayne Rogers  
Chairman, Planning & Zoning Commission

4-5-79  
Date

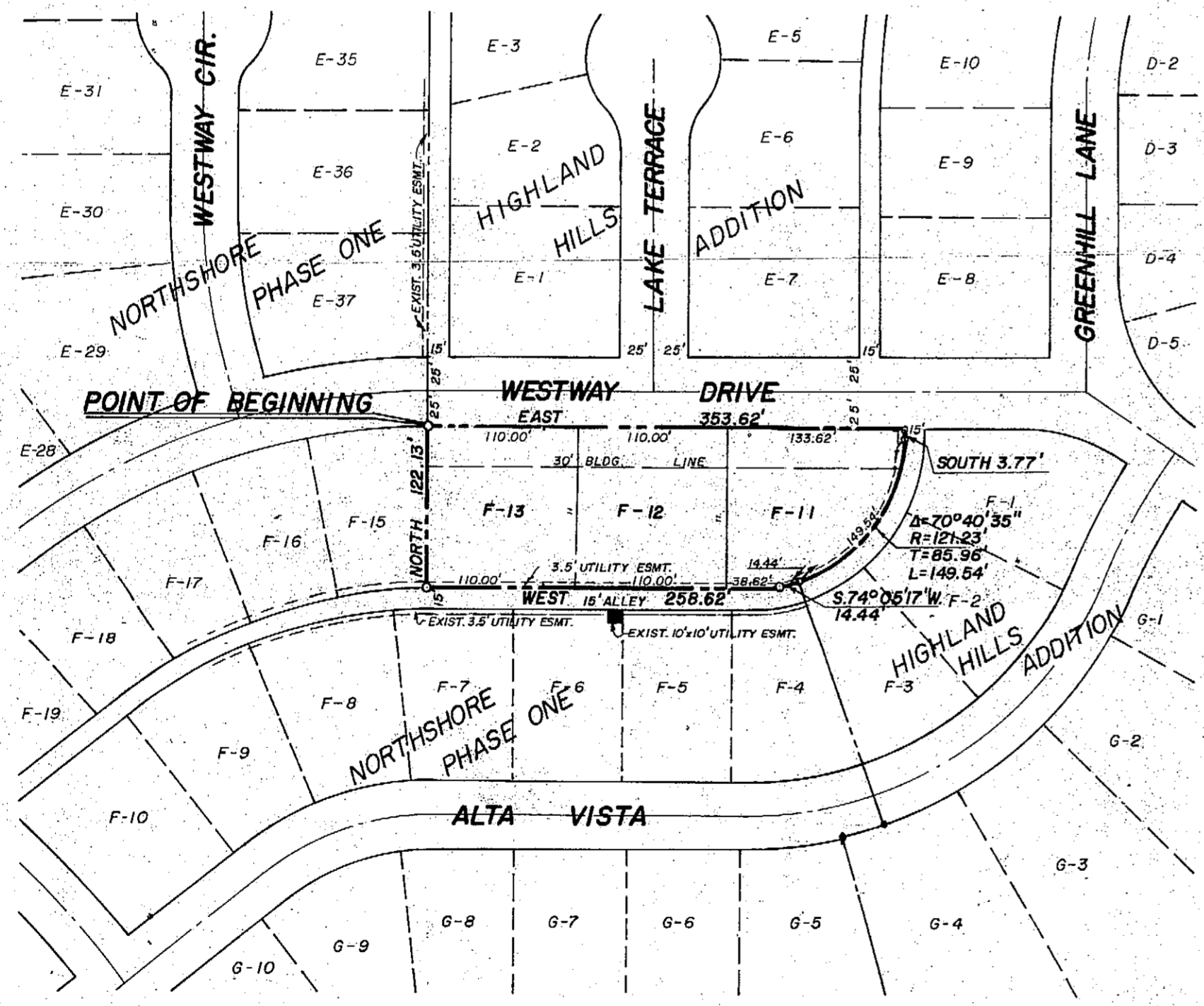
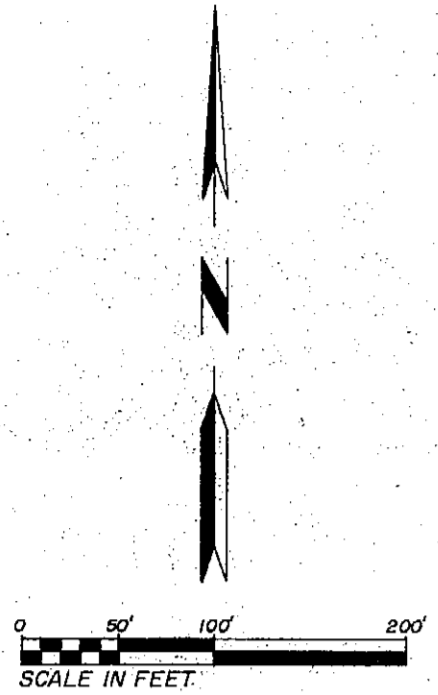
I HEREBY CERTIFY that the above and foregoing plat of Highland Hills Addition, Second Installment, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 9<sup>th</sup> day of April, 1979.

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

WITNESS my hand this 9<sup>th</sup> day of April, 1979.

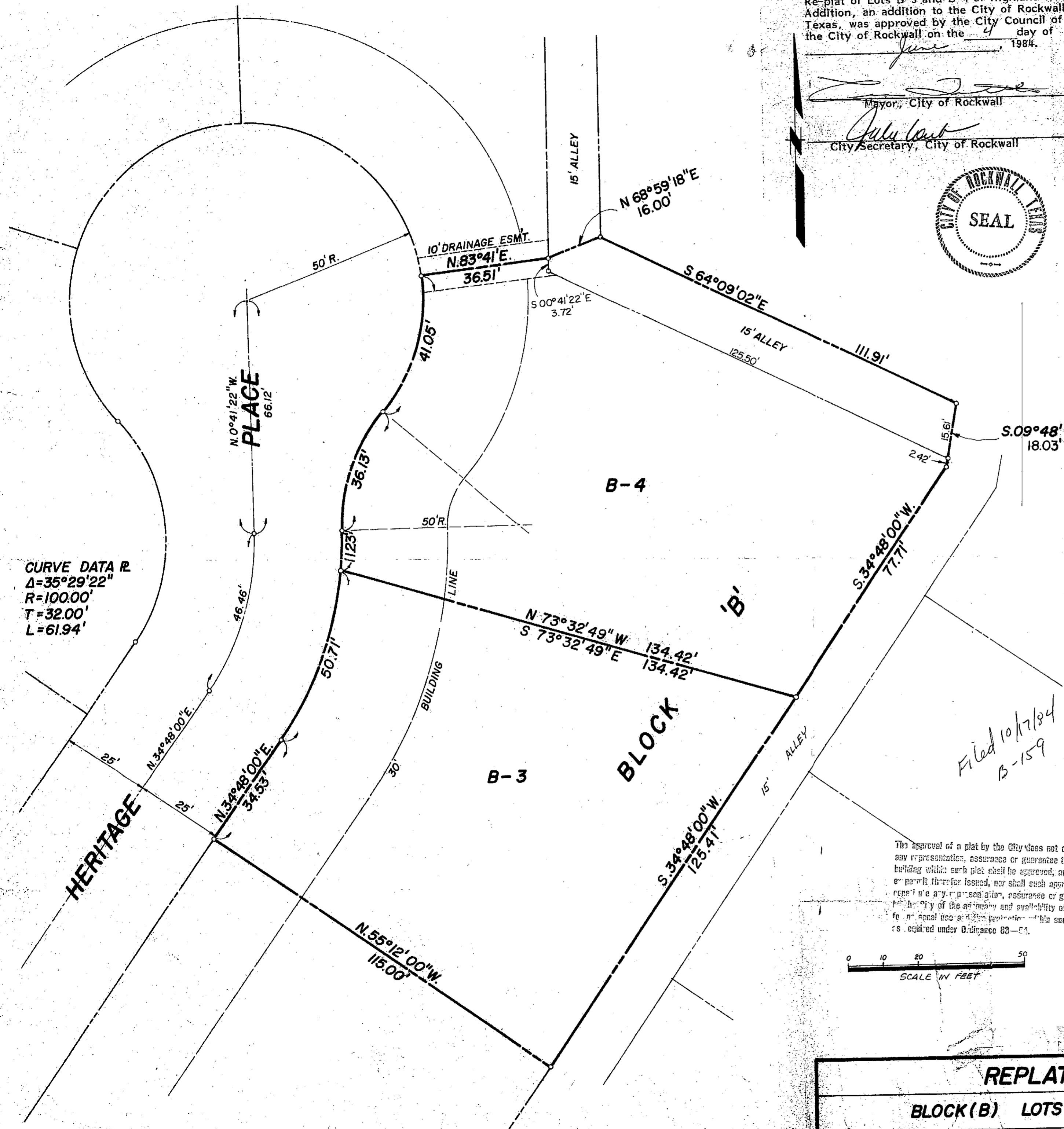
Harry F. Myers  
Harry F. Myers, Mayor

Gene Elliott  
City Secretary, City of Rockwall, Texas



FILE		PLAT		HIGHLAND HILLS ADDITION	
ROCKWALL,		TEXAS		SECOND INSTALLMENT	
DESIGN: D. E. O.	DRAWN: H. RAY M.	SCALE: AS SHOWN	DATE: 1-29-79	328-9133	HAROLD L. EVANS — CONSULTING ENGINEER DALLAS

Filed w/county A-341



I hereby certify that the above and foregoing Re-plat of Lots B-3 and B-4 of Highland Hills Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4 day of June, 1984.

[Signature]  
Mayor, City of Rockwall  
[Signature]  
City Secretary, City of Rockwall



STATE OF TEXAS  
COUNTY OF ROCKWALL  
OWNER'S CERTIFICATE  
This plat is filed for the purpose of relocating the alley across Lot B-4, Highland Hills Addition, Volume 2, Page 29, Deed Records, Rockwall County, Texas, and replatting Lots B-4 and B-3. All other statements, covenants, restrictions, etc., remain in effect as shown on said Plat of Highland Hills Addition.

This plat approved, subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall.  
WITNESS OUR HANDS at Rockwall, Texas, this 16 day of October, 1984.

By Owners of Lot 4, Block B:  
[Signature] and wife, [Signature]  
Guadalupe Garcia and wife, Lupe Garcia

By Owners of Lot 5, Block B:  
[Signature] and wife, [Signature]  
Stanley Ray Archer and wife, Judith C. Archer

STATE OF TEXAS  
COUNTY OF Rockwall  
This instrument was acknowledged before me on the 16th day of OCTOBER, 1984, by Guadalupe Garcia and wife Lupe Garcia

[Signature]  
Notary Public  
Commission expires 8/25/87

STATE OF TEXAS  
COUNTY OF Rockwall  
This instrument was acknowledged before me on the 16th day of OCTOBER, 1984, by Stanley Ray Archer and wife, Judith C. Archer.

[Signature]  
Notary Public  
Commission expires 8/25/87

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.

[Signature]  
Harold L. Evans, P.E., Registered Public Surveyor No. 2146



STATE OF TEXAS  
COUNTY OF DALLAS  
This instrument was acknowledged before me on the 13 day of September, 1984, by Harold L. Evans

[Signature]  
Notary Public  
Commission expires 5-26-85

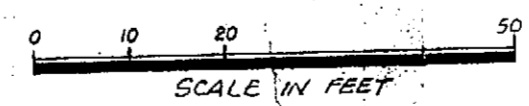


RECOMMENDED FOR FINAL APPROVAL

[Signature] Date: 5-10-84  
City Administrator

[Signature] Date: 5-10-84  
Chairman, Planning and Zoning Commission

The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted for lotter, nor shall such approval constitute any representation, assurance or guarantee for the City of the accuracy and availability of water for normal use and other information on such plat, as required under Ordinance 83-04.



<b>REPLAT</b>				<b>HIGHLAND HILLS ADDITION</b>			
<b>BLOCK (B) LOTS; B-3; B-4</b>				<b>ROCKWALL, TEXAS</b>			
DESIGN:	DRAWN:	SCALE:	DATE:	DALLAS	HAROLD EVANS	CONSULTING ENGINEER	329-9133
H.L.E.	R.M.H.	1" = 20'	4-11-84				