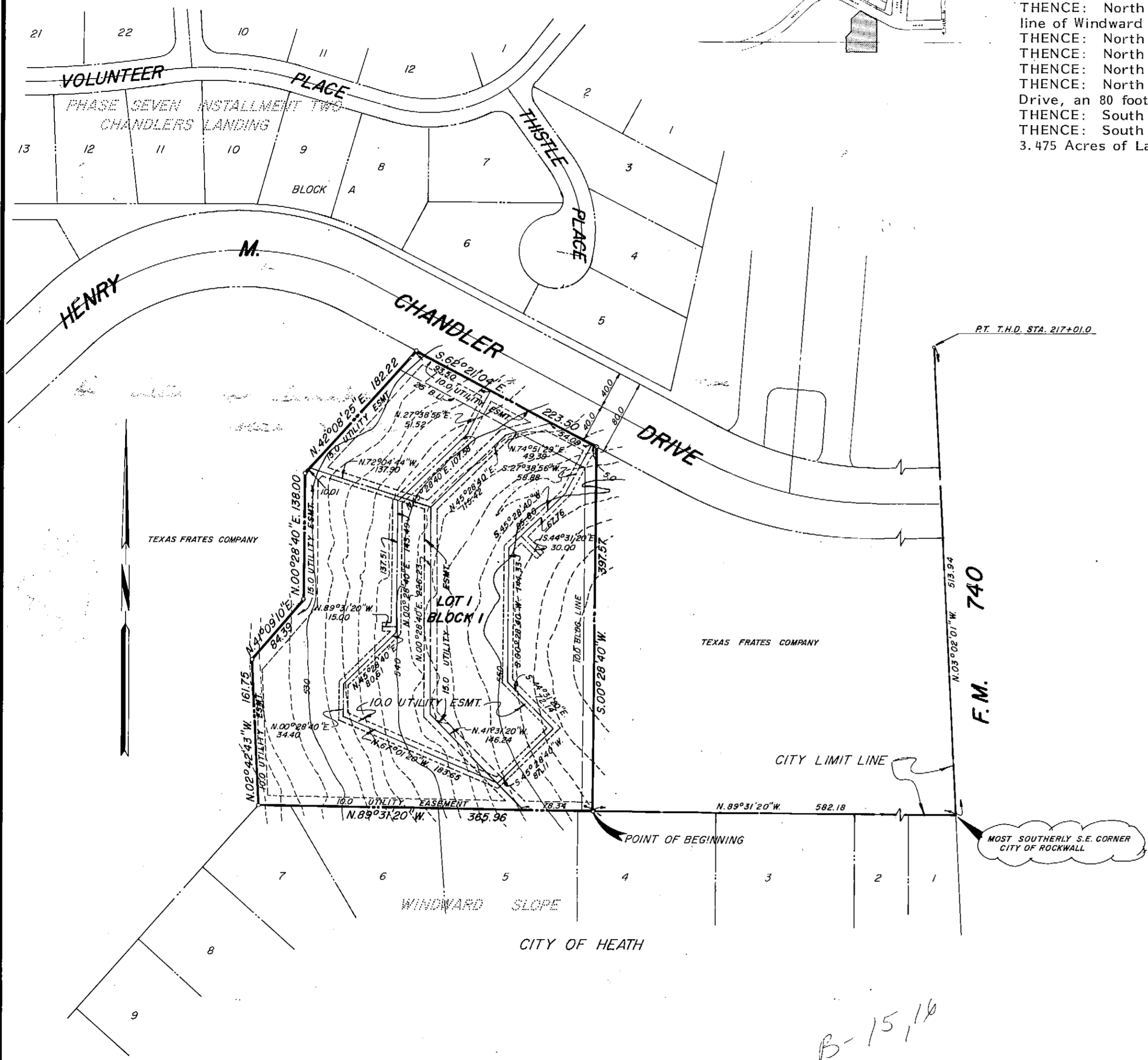
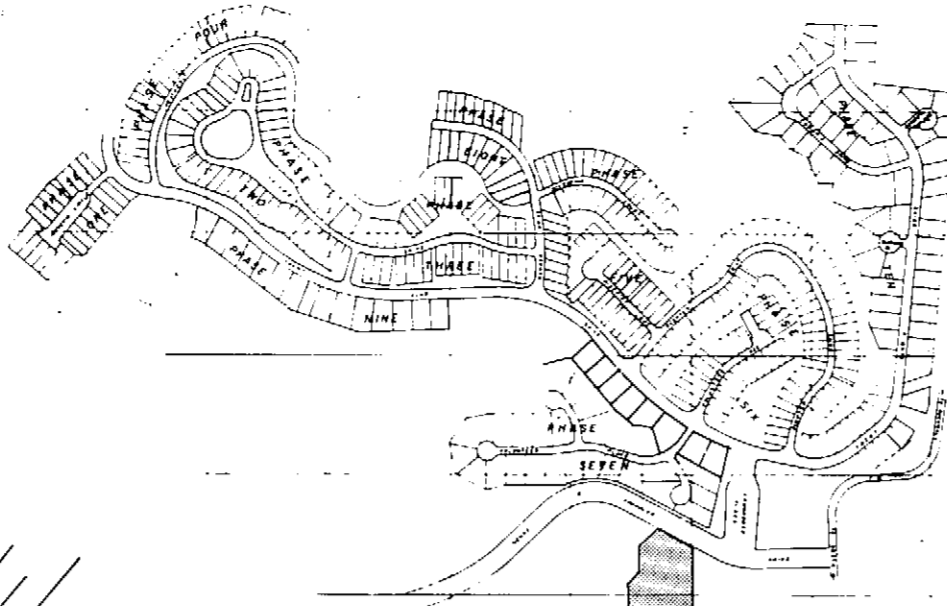


WHEREAS American Condominium Corporation of Texas is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of a 285.2916 acre tract of land conveyed to Clarke-Frutes Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner on the Southerly line of said 285.2916 acre tract and on the North line of Windward Slope an addition to the City of Heath, and recorded in Slide A, Page 368, Plat Records, Rockwall County, Texas, said point bears North 89° 31' 20" West a distance of 582.18 feet from the Southeast corner of said 285.2916 acre tract and the Northeast corner of Windward Slope;
THENCE: North 89° 31' 20" West a distance of 365.96 feet along the Southerly line of said 285.2916 acre tract and the North line of Windward Slope to a point for a corner;
THENCE: North 2° 42' 43" West a distance of 161.75 feet leaving said line to a point for a corner;
THENCE: North 41° 09' 10" East a distance of 84.39 feet to a point for a corner;
THENCE: North 0° 28' 40" East a distance of 138.00 feet to a point for a corner;
THENCE: North 42° 08' 25" East a distance of 182.22 feet to a point for a corner on the Southerly line of Henry M. Chandler Drive, an 80 foot right-of-way;
THENCE: South 62° 21' 04" East a distance of 223.50 feet along said line of Henry M. Chandler Drive to a point for a corner;
THENCE: South 0° 28' 40" West a distance of 397.57 feet to the Point of Beginning and Containing 151, 388 Square Feet, or 3.475 Acres of Land.

SPYGLASS



SPYGLASS HILL CONDOMINIUMS

OWNER
AMERICAN CONDOMINIUM CORPORATION OF TEXAS
E. TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCALE: 1"=100' DATE: MARCH, 1982

HAROLD L. EVANS.....CONSULTING ENGINEER
2331 GUS THOMASSON ROAD 328-8133 DALLAS, TEXAS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That American Condominium Corporation of Texas does hereby adopt this plat designating the hereinabove described property as Spyglass Hill Condominiums, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the American Condominium Corporation of Texas, 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 American Condominium Corporation of Texas, 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. The American Condominium Corporation of Texas, 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 addition.

All utility easements shall also include additional easement area for installation and maintenance of appurtenances necessary to serve the individual units.

WITNESS OUR HANDS at Rockwall, Texas, this 5th day of May, 1982.

AMERICAN CONDOMINIUM CORPORATION OF TEXAS

By: William J. Mullane
William J. Mullane, Executive Vice President

Attest By: Rosemarie Mullane
Rosemarie Mullane, Secretary

STATE OF TEXAS
COUNTY OF Rockwall

BEFORE ME, the undersigned authority, in and for said State of Texas, on this day personally appeared William J. Mullane and Rosemarie Mullane, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said American Condominium Corporation of Texas, a corporation, and that they 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 5th day of May, A.D., 1982.

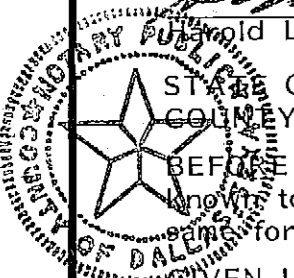
Elizabeth Gayelbrecht
Notary Public in and for the State of Texas
Commission Expires October 29, 1984

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
Harold L. Evans, P.E., Registered Public Surveyor



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, in and for said State of Texas, 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 5 day of May, A.D., 1982.

Gay W. Whitman
Notary Public in and for the State of Texas
Commission Expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL

James Gilliam 3-23-82
City Administrator Date

APPROVED:

Wagner Rogeeve 3-23-82
Chairman, Planning and Zoning Commission Date

I hereby certify that the above and foregoing plat of Spyglass Hill Condominiums, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5th day of April, 1982.

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

WITNESS MY HAND This 30th day of June, 1982.

Paul J. Jett
Mayor, City of Rockwall

June E. Jett
City Secretary, City of Rockwall



SPYGLASS HILL CONDOMINIUMS

OWNER
AMERICAN CONDOMINIUM CORPORATION OF TEXAS
E. TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCALE: 1"=100'

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HAROLD L. EVANS.....CONSULTING ENGINEER
2331 GUS THOMASSON ROAD 328-8133 DALLAS, TEXAS

Spiegel