

SPYGLASS HILL CONDOMINIUMS PHASE TWO

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

SCALE: 1"=100'

DATE: JULY, 1982

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

OWNER'S CERTIFICATE

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 an iron rod for a corner at an angle point in the North line of Windward Slope, an addition to the City of Heath, recorded in Slide A, Page 368, Plat Records, Rockwall County, Texas, and at the Southwest corner of Spyglass Hill Condominiums, an addition to the City of Rockwall, recorded in Slide B, Page 15816 Plat Records, Rockwall County, Texas;
THENCE: South 41° 32' 55" West a distance of 158.00 feet along the Northwest line of Windward Slope and the South line of said 285.2916 acre tract to an iron rod for a corner;
THENCE: Traversing said 285.2916 acre tract as follows: North 48° 27' 05" West a distance of 121.42 feet to an iron rod for a corner, North 3° 27' 05" West a distance of 82.84 feet to an iron rod for a corner, North 41° 32' 55" East a distance of 85.84 feet to an iron rod for a corner, North 3° 27' 05" West a distance of 96.14 feet to an iron rod for a corner, North 41° 32' 55" East a distance of 134.52 feet to an iron rod for a corner, North 48° 27' 05" West a distance of 127.38 feet to an iron rod for a corner, North 68° 33' 06" West a distance of 28.84 feet to an iron rod for a corner, North 48° 27' 05" West a distance of 36.98 feet to an iron rod for a corner, and North 5° 37' 41" East a distance of 58.35 feet to an iron rod for a corner on the Southerly line of Henry M. Chandler Drive, an 80 foot wide right-of-way;
THENCE: North 46° 59' 01" East a distance of 32.00 feet along said Southerly line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 70° 40' 02" and a radius of 235.00 feet;
THENCE: Along said curve, continuing with said Southerly line an arc distance of 289.84 feet to an iron rod at the point of tangency of said curve;
THENCE: South 62° 21' 04" East a distance of 93.62 feet along said Southerly line to an iron rod at the North corner of the above mentioned Spyglass Hill Condominiums;
THENCE: Leaving said line of Henry M. Chandler Drive, traversing said 285.2916 acre tract and with the West lines of said Spyglass Hill Condominiums as follows: South 42° 08' 25" West a distance of 182.22 feet to an iron rod for a corner, South 0° 28' 40" West a distance of 138.00 feet to an iron rod for a corner, South 41° 09' 10" West a distance of 84.39 feet to an iron rod for a corner, and South 2° 42' 43" East a distance of 161.75 feet to the Point of Beginning and Containing 2.9269 Acres of Land.

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, 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 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 8th day of December, 1982.

AMERICAN CONDOMINIUM CORPORATION OF TEXAS

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

Attest By: Rosemary Mullane
Rosemary 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 Rosemary 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 8th day of December, 1982.

Lizabreit Engelbrecht
Notary Public in and for the State of Texas
Commission expires _____

LIZABREIT ENGELBRECHT
Notary Public State of Texas
My Commission Expires October 29, 1984
Bonded by L. Alexander Lovett, Lawyers Surety Corp.

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.

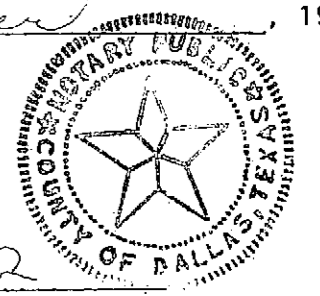
Harold L. Evans
Harold L. Evans, P.E., Registered Public Surveyor

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 same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of December, 1982.

Gale Perry
Notary Public in and for the State of Texas
Commission expires 12-10-84



[Signature]
City Administrator

RECOMMENDED FOR FINAL APPROVAL

Aug 2, 1982
Date

[Signature]
Chairman, Planning and Zoning Commission

APPROVED

Aug 2, 1982
Date

I hereby certify that the above and foregoing plat of Spyglass Hill Condominiums, Phase Two, an addition to the City of Rockwall Texas, was approved by the City Council of the City of Rockwall on the 2nd day of Aug, 1982.

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

WITNESS MY HAND this 2nd day of August, 1982.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



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2331 GUS THOMASSON ROAD 328-8133 DALLAS, TEXAS

Spyglass Hill 2