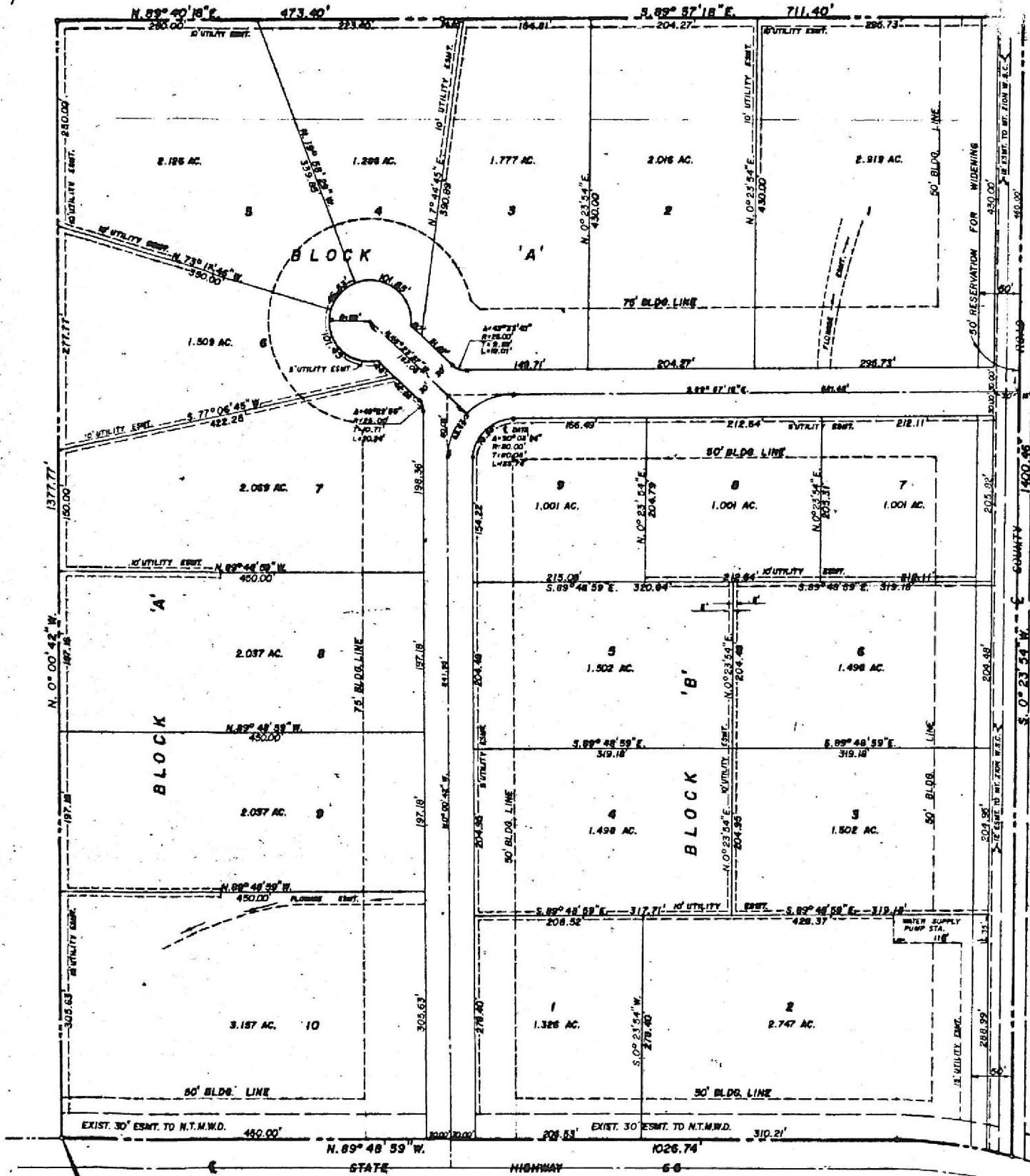
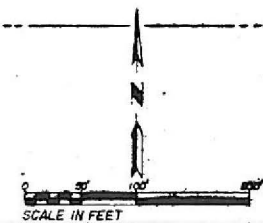


41



FILED
 2 day of December 1976
 10:55 A.M.
 John A. Payne, Clerk of Court
 County of Rockwall, Texas
 By: *Derwood Wimpey* Deputy



$\Delta = 12^{\circ} 53' 29''$
 $R = 663.80$
 $T = 74.99$
 $L = 149.35'$

F.M. 549

STATE OF TEXAS
 COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Tommy G. and Grace McClain are the owners of "Zion Hill Estates" a tract of land in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, and being a 15.01 acre tract of land conveyed by contract of sale from Herman L. Peace to Cambridge Companies, Inc., Trustee, said contract of sale dated December 30, 1971, and recorded in Volume 100, Page 1004, Deed Records of Rockwall County, Texas, and being a 22.594 acre tract conveyed to Cambridge Companies, Inc., Trustee from Frank H. Steffen by deed dated May 3, 1972, and recorded in Volume 102, Page 473, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the North line of State Highway No. 66 at a fence corner post and at the Southwest corner of said 15.01 acre tract;
 THENCE: North $0^{\circ} 0' 42''$ West with the West line of said 15.01 acre tract and with a fence 1377.77 feet to an iron rod for a corner;
 THENCE: North $89^{\circ} 40' 18''$ East with a fence 473.40 feet to an iron rod for a corner;
 THENCE: South $89^{\circ} 57' 18''$ East with a fence 711.40 feet to an iron rod on the center of a public road and the East line of said Dalton Survey;
 THENCE: South $0^{\circ} 23' 54''$ West with the East line of said Dalton Survey and with the center of said public road 1400.46 feet to an iron rod for a corner on the North line of Highway No. 66, said corner being on a circular curve to the Left having a central angle of $12^{\circ} 53' 29''$ and a radius of 663.80 feet;
 THENCE: In a Northwesterly direction with the North line of Highway No. 66 and with said curve 149.35 feet to a monument for a corner and the point of tangency of said curve;
 THENCE: North $89^{\circ} 48' 59''$ West with the North line of Highway No. 66 and with a fence 1026.74 feet to the Point of Beginning and Containing 37.442 Acres of Land, including 1.657 acres in easements and roads leaving 35.785 acres net.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That Tommy G. and Grace McClain hereby adopt this plat designating the hereinabove described property as "Zion Hill Estates" and do hereby reserve the easement strips shown on this plat 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 building, fences, trees, shrubs, or other growths of 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, or any firm, procuring the permission of anyone.

Witness our hands at Rockwall, Texas, this 26 day of December, 1976.

OWNERS:
Tommy G. McClain
 Tommy G. McClain
Grace McClain
 Grace McClain

STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Tommy G. McClain and Grace McClain, 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 purpose and consideration therein expressed.

Given under my hand and seal of office, this 26 day of December, 1976.

Lucas J. Price
 Notary Public in and for Rockwall County, Texas
 Commission expires 6-1-77

ENGINEERS 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 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 20 day of Nov., 1976.

Samuel J. [Signature]
 Notary Public in and for Dallas County, Texas
 Commission expires 6-1-77

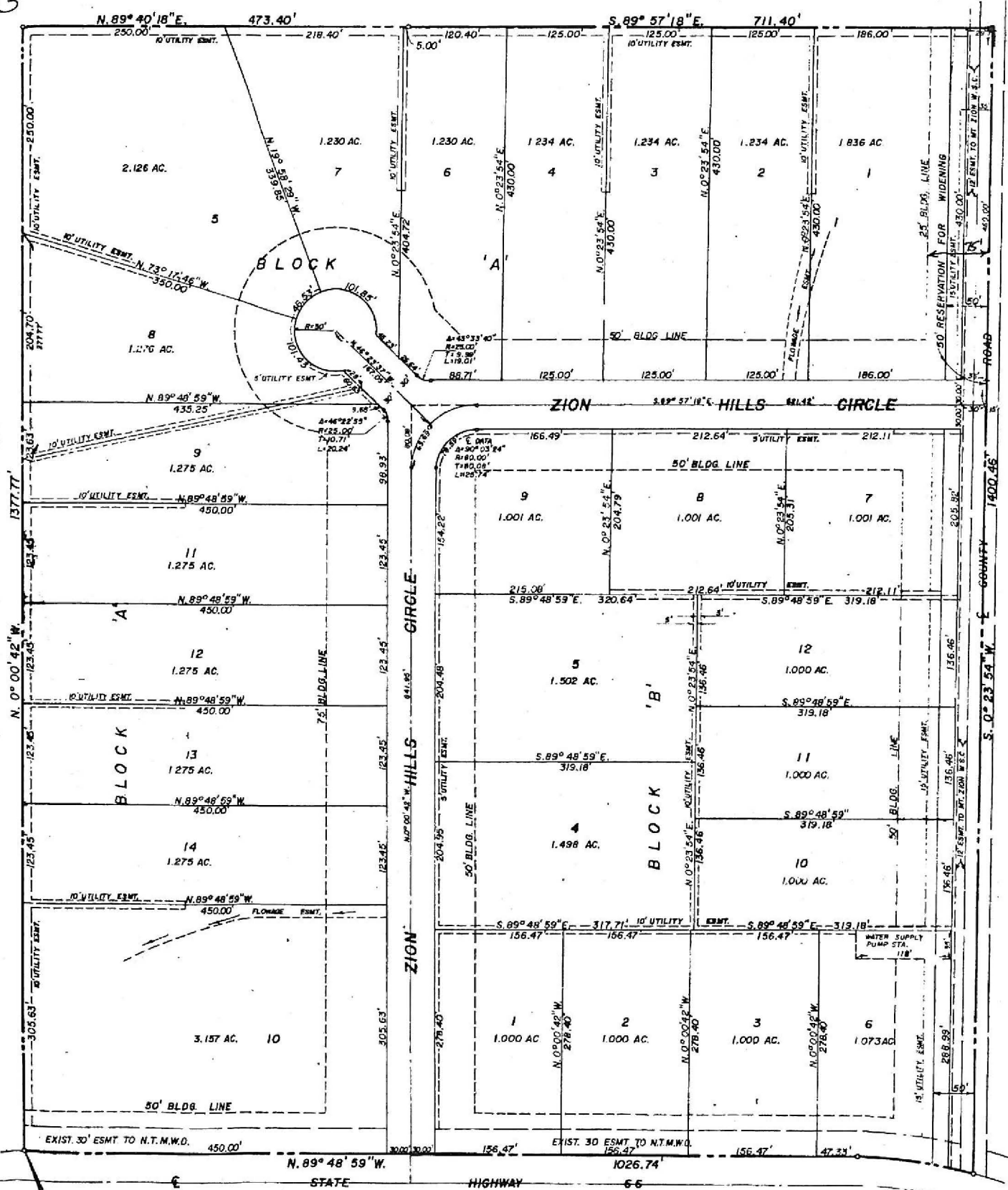
APPROVED:
 This plat is approved for filing by the Commissioners Court of Rockwall this 2 day of December, 1976, subject to the requirements of the resolution relative to the dedication of Public Roads dated September 13, 1971, and subsequently amended.

Derwood Wimpey
 Derwood Wimpey, County Judge

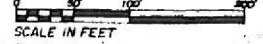
Recorded in Court Minutes, Volume _____ Page _____

BEING A REPLAT OF MT. ZION ACRES ESTATES. VACATED Replied in Vol. 5 - P. 23

FILE PLAT				OWNERS	
ZION HILL ESTATES				TOMMY G. & GRACE Mc CLAIN	
				ROCKWALL COUNTY, TEXAS	
DESIGN M. L. E. G. C. E.	DRAWN M. Ray B.	SCALE AS SHOWN	DATE 10-76	41 A 235	
				HAROLD L. EVANS — CONSULTING ENGINEER	



$\Delta = 12^{\circ} 53' 29''$
 $R = 663.80'$
 $T = 74.99'$
 $L = 149.35'$
 F.M. 549



WHEREAS, Tommy G. and Grace McClain are the owners of Zion Hill Estates, a tract of land in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, and being a 15.01 acre tract of land conveyed by contract of sale from Herman L. Pearce to Cambridge Companies, Inc., Trustee, said contract of sale dated December 30, 1971, and recorded in Volume 100, Page 1004, Deed Records of Rockwall County, Texas, and being a 22.594 acre tract conveyed to Cambridge Companies, Inc., Trustee from Frank H. Steffen by deed dated May 3, 1972, and recorded in Volume 102, Page 473, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the North line of State Highway No. 66 at a fence corner post and at the Southwest corner of said 15.01 acre tract;
 THENCE: North 0° 0' 42" West with the West line of said 15.01 acre tract and with a fence 1377.77 feet to an iron rod for a corner;
 THENCE: North 89° 40' 18" East with a fence 473.40 feet to an iron rod for a corner;
 THENCE: South 89° 57' 18" East with a fence 711.40 feet to an iron rod on the center of a public road and the East line of said Dalton Survey;
 THENCE: South 0° 23' 54" West with the East line of said Dalton Survey and with the center of said public road 1400.46 feet to an iron rod for a corner on the North line of Highway No. 66, said corner being on a circular curve to the Left having a central angle of 12° 53' 29" and a radius of 663.80 feet;
 THENCE: In a Northwesterly direction with the North line of Highway No. 66 and with said curve 149.35 feet to a monument for a corner and the point of tangency of said curve;
 THENCE: North 89° 48' 59" West with the North line of Highway No. 66 and with a fence 1026.74 feet to the Point of Beginning and containing 37.442 Acres of Land, including 1.657 acres in easements and roads leaving 35.785 acres net.

AND WHEREAS, Tommy G. McClain is acting as attorney agent and attorney in fact for all lot owners in Zion Hill Estates,
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That Tommy G. and Grace McClain hereby adopt this plat designating the hereinabove described property as Zion Hill Estates and do hereby reserve the easement strips shown on this plat 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 building, fences, trees, shrub or other growths of 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 our hands at Rockwall, Texas, this 10th day of September, 1977.
 OWNERS:
Tommy G. McClain
Grace McClain

STATE OF TEXAS
 COUNTY OF ROCKWALL
 Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Tommy G. McClain and Grace McClain, 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 purpose and consideration therein expressed.

Given under my hand and seal of office, this 10th day of September, 1977.
David Parker
 Notary Public in and for Rockwall County, Texas
 Commission expires 1-31-79

ATTEST: I, Tommy G. McClain
 Attorney in fact for Lot Owners:
Tommy G. McClain

STATE OF TEXAS
 COUNTY OF Rockwall
 Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Tommy G. McClain, Attorney in fact for Lot Owners, 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 expressed.

Given under my hand and seal of office this 10th day of September, 1977.
David Parker
 Notary Public in and for Rockwall County, Texas
 Commission expires 1-31-79

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.

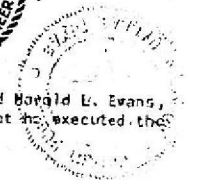
Harold L. Evans
 Registered Professional Engineer
 STATE OF TEXAS
 COUNTY OF DALLAS

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 1 day of September, 1977.
Dorrie E. Doteen
 Notary Public in and for Dallas County, Texas
 Commission expires 2-23-79

APPROVED:
 This plat is approved for filing by the Commissioners Court of Rockwall this 6 day of September, 1977, subject to the requirements of the resolution relative to the dedication of Public Roads dated September 13, 1971, and subsequently amended.

Derwood Wimpee
 Derwood Wimpee, County Judge
 Recorded in Court Minutes, Volume _____, Page _____



A 271

FILE PLAT <i>Revised Plat</i>		OWNERS TOMMY G. & GRACE Mc CLAIN ROCKWALL COUNTY, TEXAS	
ZION HILL ESTATES		Dep'ty	
DESIGN: H. L. F. G. C. W.	DRAWN: H. RAY M.	SCALE: AS SHOWN	DATE: 10-78
308-1133 HAROLD L. EVANS		CONSULTING ENGINEER DALLAS	

