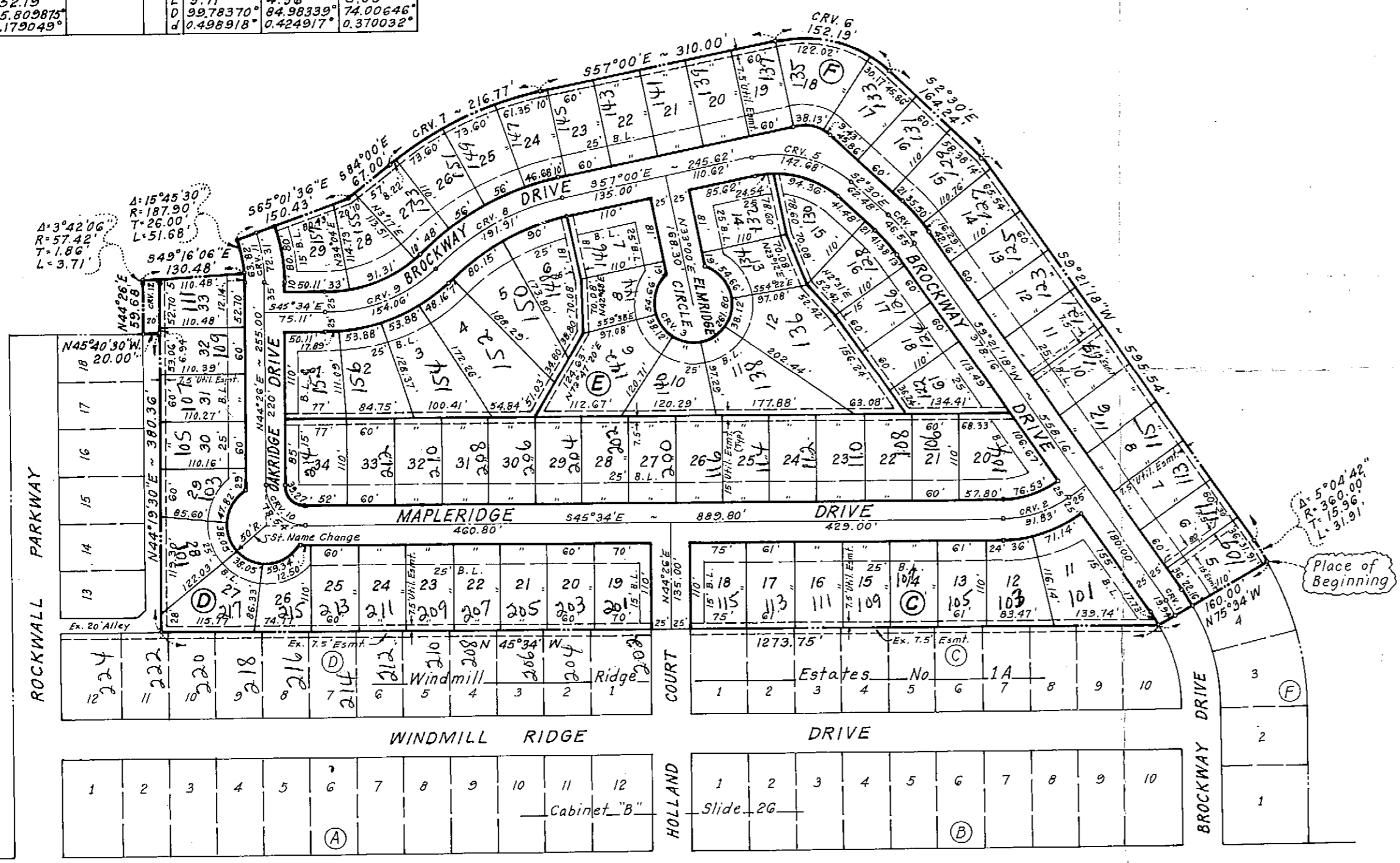


CURVE DATA											
NO.	INNER	OUTER	NO.	INNER	OUTER						
1	5°04'42" R 200.00' T 8.87' L 17.73' D 28.64790' 0.14324'	5°04'42" 225.00' 9.98' 11.09' 22.16' 22.91832' 0.114592'	7	27°00' R 460.00' T 110.44' L 216.77' D 12.45561' 0.062278'							
2	35°04'42" R 125.00' T 39.51' L 76.53' D 45.83664' 0.229183'	35°04'42" 150.00' 47.41' 55.31' 107.14' 32.74046' 0.163702'	8	33°50' R 300.00' T 91.24' L 177.15' D 19.09860' 0.095493'	33°50' 325.00' 98.85' 106.45' 206.68' 16.37023' 0.088147'						
3		300°00' 50.00' N.A. 261.80' 114.59160' 0.572958'	9	45°16' R 170.00' T 70.88' L 134.31' D 33.70341' 0.168857'	45°16' 195.00' 81.30' 91.73' 154.06' 29.39246' 0.142912'						
4	11°51'18" R 200.00' T 20.77' L 41.38' D 28.64790' 0.14324'	11°51'18" 225.00' 23.36' 25.96' 46.55' 51.73' 22.91832' 0.114592'	10	30°00' R 25.00' T 25.00' L 39.27' D 22.91832' 0.114592'	30°00' 50.00' N.A. 183.26' 114.59160' 0.572958'						
5	54°30' R 125.00' T 64.38' L 118.30' D 45.83664' 0.229183'	54°30' 150.00' 77.26' 87.56' 142.68' 142.68' 38.19720' 0.190986'	11	19°27'36" R 187.90' T 32.22' L 63.89' D 30.49271' 0.152464'	19°27'36" 212.90' 36.31' 40.79' 80.80' 24.08398' 0.120220'						
6		3°42'06" R 160.00' T 1.86' L 3.71' 152.19' 35.809875' 0.179049'	12	57°42' R 57.42' T 1.86' L 3.71' D 99.78370' 0.498918'	3°42'06" 67.42' 2.18' 2.50' 5.00' 74.00646' 0.424917'						



F. M. 3097

NOTES:  
All Lot lines are radial or perpendicular to the Streets unless otherwise noted by bearing.  
All Easements shown are Drainage and Utility Easements.

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 permit herefor issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the accuracy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Centennial Homes, Inc., is the owner of a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Texas, and being part of a tract conveyed to Epic, Inc., Trustee, as recorded in Volume 109, page 587 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Easterly corner of Windmill Ridge Estates, Section A, Installment 1, as recorded in Cabinet "B", Slide 26, of the Deed Records of Rockwall County, Texas, said point being the Northeast corner of Lot 4, Block F of said addition, an iron stake for corner;  
THENCE, Along the boundary line of said Windmill Ridge Estates, Section A, Installment 1, the following:  
N. 75°34'W, a distance of 160.00 feet to an iron stake for corner;  
N. 45°34'W, a distance of 1,273.75 feet to an iron stake for corner;  
N. 44°19'30"E, a distance of 380.36 feet to an iron stake for corner;  
N. 45°40'30"W, a distance of 20.00 feet to an iron stake for corner;  
THENCE, N. 44°26'E, leaving said boundary line, a distance of 59.68 feet to the beginning of a curve to the left, having a central angle of 03°42'06" and a radius of 57.42 feet, an iron stake for corner;  
THENCE, Around said curve, an arc distance of 3.71 feet to the end of said curve, an iron stake for corner;  
THENCE, S. 49°16'06"E, a distance of 130.48 feet to the beginning of a curve to the left, having a central angle of 15°45'30", a radius of 187.90 feet, and a back tangent bearing N. 40°43'54"E, an iron stake for corner;  
THENCE, Around said curve, an arc distance of 51.68 feet to the end of said curve, an iron stake for corner;  
THENCE, S. 65°01'36"E, a distance of 150.43 feet to an iron stake for corner;  
THENCE, S. 84°00'E, a distance of 67.00 feet to the beginning of a curve to the right, having a central angle of 27°00' and a radius of 460.00 feet, an iron stake for corner;  
THENCE, Around said curve, an arc distance of 216.77 feet to the end of said curve, an iron stake for corner;  
THENCE, S. 57°00'E, a distance of 310.00 feet to the beginning of a curve to the right, having a central angle of 54°30' and a radius of 160.00 feet, an iron stake for corner;  
THENCE, Around said curve, an arc distance of 152.19 feet to the end of said curve, an iron stake for corner;  
THENCE, S. 02°20'E, a distance of 164.24 feet to an iron stake for corner;  
THENCE, S. 09°21'18"W, a distance of 595.54 feet to the beginning of a curve to the right, having a central angle of 05°04'42" and a radius of 360.00 feet, an iron stake for corner;  
THENCE, Around said curve, an arc distance of 31.91 feet to the Place of Beginning and containing 18.1948 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, Centennial Homes, Inc., does hereby adopt this plat designating the hereinabove described property as WINDMILL RIDGE ESTATES NO. 2A, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, 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 the 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 the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND AT Dallas, Texas, this 29th day of August, 1984.

CENTENNIAL HOMES, INC.  
*Frederick E. Roach*  
Frederick E. Roach, President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Frederick E. Roach, President of Centennial Homes, Inc., 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 purposes and consideration therein expressed, as the act and deed of said Corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the 29th day of August, 1984.

*Shirley E. Moore*  
Notary Public in and for said County and State

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT, I, Roger L. Bridges, 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.

*Roger L. Bridges*  
Roger L. Bridges, Registered Public Surveyor No. 2707

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Roger L. Bridges, 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, the 15th day of September, 1984.

*Arthur D. Moore Jr.*  
Notary Public in and for said County and State

RECOMMENDED FOR FINAL APPROVAL:

*William E. Quinn*  
City Administrator

Date: 3/8/84

APPROVED:

*Thomas E. Quinn*  
Chairman, Planning & Zoning Commission

Date: 3/8/84

I hereby certify that the above and foregoing plat of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 2 day of April, 1984.

MAYOR  
*Julie Kemp*  
CITY SECRETARY, City of Rockwall, Texas

FILE PLAT

WINDMILL RIDGE ESTATES NO. 2A					
JAMES SMITH SURVEY - ABSTRACT NO. 200					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
JOHN C. GIBSON CO., INC. - CONSULTING ENGINEERS					
9510 Military Parkway Dallas, Texas 75227					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
J.C.G.Co., Inc.	a.d.m.	Oct 26, 1983	1"=100'	G.M.	Windmill Ridge 2/10

CENTENNIAL HOMES, INC. - OWNER  
5720 LBJ Freeway, Suite 610 Dallas, Texas 75240