

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, Shepherd Place Homes, Inc. is the owner of a tract of land situated in the J. Smith Survey, Abstract Number 200, Rockwall County, Texas, and being that tract of land described in Deed to Purvis T. Welch recorded in Volume 765, Page 112, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found on the Northwest line Rockwall Parkway, a 60 foot right-of-way, at the South corner of said Welch tract, said point bears South 44 degrees 08' 14" West a distance of 299.62 feet along said Northwest line from the North corner of Windmill Ridge Estates, Section "A", Installment One, an addition to the City of Rockwall recorded in Slide B, Page 26, Plat Records, Rockwall County of Texas, and the West corner of Windmill Ridge Estates, Number 3A, an addition to the City of Rockwall recorded in Slide B, Page 300, Plat Records, Rockwall County, Texas; THENCE: North 45 degrees 46' 15" West a distance of 529.88 feet to a 3/4" iron rod found at the West corner of said Welch tract;

THENCE: North 44 degrees 08' 53" East a distance of 2245.27 feet to a nail found in a fence corner post at the North corner of said Welch tract;

THENCE: South 46 degrees 31' 40" East a distance of 395.03 feet to a 1/2" iron rod set at the East corner of said Welch tract;

THENCE: South 44 degrees 08' 53" West a distance of 202.28 feet to a 1/2" iron rod set for a corner at the Northeast end of Rockwall Parkway, a 50 foot right-of-way;

THENCE: North 45 degrees 51' 07" West a distance of 25.00 feet to a 1/2" iron rod set for a corner at the North corner of said Rockwall Parkway;

THENCE: Along the Northwest lines of said Rockwall Parkway, all to 1/2" iron rods set for a corner as follows:

South 44 degrees 08' 53" West a distance of 893.00 feet to the beginning of a curve to the left having a central angle of 15 degrees 46' 12", a radius of 535.43 feet, and a chord that bears South 36 degrees 15' 47" West a distance of 146.91 feet;

Along said curve an arc distance of 147.37 feet to the point of tangency of said curve; South 28 degrees 22' 41" West a distance of 447.91 feet to the beginning of a curve to the right having a central angle of 15 degrees 45' 33", a radius of 475.78 feet, and a chord that bears South 36 degrees 15' 27" West a distance of 130.45 feet;

Along said curve an arc distance of 130.86 feet to the point of tangency of said curve; and South 44 degrees 08' 14" West a distance of 449.62 feet to the Point of Beginning and containing 22.138 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Shepherd Place Homes, Inc. is the owner of said tract and does hereby adopt this plat designating the hereinabove described property as Windmill Ridge Estates No. 3B, an Addition to the City of Rockwall, 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 easements strips; and any public utility shall have the right to public 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 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 acutal 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.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. 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 therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at _____, Texas, this the ____ day of _____, 1993.

SHEPHERD PLACE HOMES, INC.

BY _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1993, by _____ of Shepherd Place Homes, Inc. on behalf of said Corporation.

Notary Public

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, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1993, by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

DATE: _____

APPROVED

DATE: _____

Chairman Planning & Zoning Commission

I hereby certify that the above and foregoing plat of Windmill Ridge Estates No. 3B, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 1993.

Mayor, City of Rockwall

City Secretary, City of Rockwall

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228 (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	2/23/94	9375

WINDMILL RIDGE ESTATES NO. 3B

J. SMITH SURVET, ABSTRACT NO. 200

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Shepherd Place Homes, Inc.
620 Roulett Road, Garland, Texas (214) 475-1100