

SCALE: 1" = 60'

Bearings Based on the File Plat of Windmill Ridge Estates recorded in Cabinet B, Slide 26

WINDMILL RIDGE ESTATES No. 3A
Cabinet B, Slide 300

A = 04°40'05"
R = 700.00'
T = 28.53'
L = 57.03'
CD = 57.02'
CB = N13°09'58"E

C-1E
R = 290.00'
D = 33°05'57"
T = 86.18'
L = 167.53'
CH = 165.21'
CB = N76°40'4"

1/2" Iron Pin Found
A = 17°50'42"
R = 275.00'
T = 43.17'
L = 85.65'
CD = 85.30'
CB = S37°25'03"E

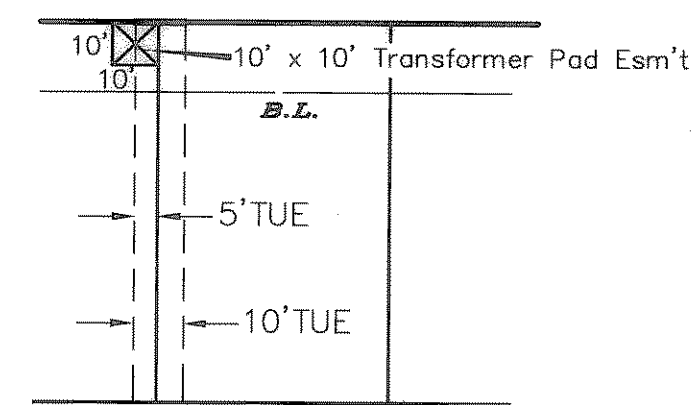
A = 17°59'13"
R = 400.00'
T = 63.31'
L = 125.57'
CD = 125.06'
CB = N06°48'00"E

A = 44°25'37"
R = 385.00'
T = 157.22'
L = 298.53'
CD = 291.11'
CB = S21°26'47"W

A = 28°54'44"
R = 385.00'
T = 99.25'
L = 194.28'
CD = 192.22'
CB = S60°47'46"E

(F) = 1/2" iron pin with a red cap stamped GM RPLS 4396 found

STREET



ALLEY

TYP. T.U. ELECTRIC EASEMENTS

FINAL PLAT
WINDMILL RIDGE ESTATES NO. 4
JAMES SMITH SURVEY ~ ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
~ OWNER ~
SHEPHERD PLACE HOMES, INC.

620 Rowlett Road ~ Garland TX 75043 ~ 972-475-1100

~ ENGINEER / SURVEYOR ~
TIPTON ENGINEERING, INC.
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043
(972) 226-2967

D-49-50-51-52 (1/4)

76 LOTS 1,193,753SF./27.405AC.

8/19/97 (db) \4066-1

Cab. D, Slide 49

WINDMILL RIDGE ESTATES No. 3A
Cabinet B, Slide 156
BROCKWAY DRIVE

WESTWOOD DRIVE

WOODCREEK DRIVE

BURKWOOD DRIVE

SYCAMORE LANE

LANE

FUTURE WINDMILL RIDGE ESTATES NO. 5
(Subject to Change)

SHEPHERD PLACE HOMES, INC.
Vol. 12-15, Pg. 130

DEDICATED TO THE CITY OF ROCKWALL
OPEN SPACE/DRAINAGE EASEMENT
6.918 ACRES

Approximate Location of the Centerline of a 20' Sanitary Sewer Easement per record Vol. 147, Pg. 914

15' Drainage Easement

20' N.T.M.W.D. & Sanitary Sewer Easement

3/8" iron pin found on subject tract E

See Note 1A for restrictions

1/2" Iron Pin Found

1/2" Iron Pin Found

1/2" Iron Pin Set

1/2" Iron Pin Set

Windmill Ridge 4

MATCH LINE (See sheet 2)

MATCH LINE (See sheet 2)

MATCH LINE (See sheet 3)