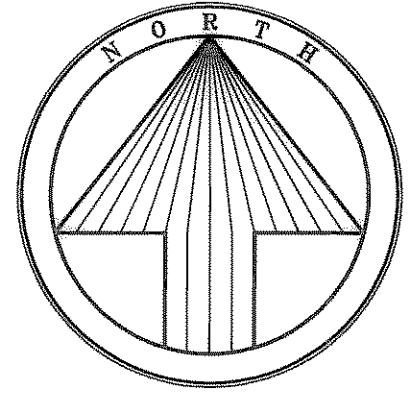


Thu Sep 18 10:02:43 1997 (db) TIPTON ENGINEERS, INC.

F.M.

3097

WINDMILL RIDGE ESTATES  
Cabinet B, Slide 26



SCALE: 1" = 60'

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

WINDMILL RIDGE ESTATES No. 2A  
Cabinet B, Slide 156  
BROCKWAY DRIVE

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

A = 35°04'42"  
R = 360.00'  
T = 113.78'  
L = 220.40'  
CD = 216.98'  
CB = N26°54'01"E

1/2" Iron  
Pin Found

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

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

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

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

MATCH LINE  
(See sheet 2)

MATCH LINE  
(See sheet 1)

Windmill Ridge 4

15' Waterline Easement  
Vol. 64, Pg. 313

3.0' Wall Maint.  
Easement

3.0' Wall Maint.  
Easement

PLACE OF BEGINNING

N44°26'22"E 185.46'

N45°30'45"W 160.22'

N45°30'45"W 160.22'

N45°30'45"W 160.22'

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N45°30'45"W 160.22'

Centerline of Texas Power & Light Co.  
Easement (Vol. 198, Pg. 909) (No width specified)

ROCKWALL LAKE ESTATES No. ONE  
Cabinet B, Slide 241

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

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

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

