

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SHEPHERD PLACE HOMES, INC., is the owner of a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, the subject tract being part of the 65.8661 acre tract of land conveyed to Shepherd Place Homes, Inc. according to the deed recorded in Volume 1215, Page 130 of the Deed Records of Rockwall County, Texas (DRCCCT), the subject tract further being more particularly described as follows;

BEGINNING at a one half inch iron rod found at the most easterly northeast corner of Windmill Ridge Estates Number 4, an addition to the City of Rockwall recorded in Cabinet D, Slide 49, Plat Records, Rockwall County, Texas, said point also being in the approximate centerline of Tubbs Road;

Thence departing the approximate centerline of said Tubbs Road and along the northeast line of said Windmill Ridge Estates Number 4 the following calls:

North 46°20'24" West passing at 60.12 feet a one half inch iron rod found at the northeast end of a wall, and continuing along said course passing at 423.70 feet a one half inch iron rod found at the end of a wood fence, and continuing in all a total distance of 523.29 feet to a one half inch rod with yellow cap marked MCCULLAH SURVEYING set for corner at the beginning of a curve to the left whose chord bears North 60°47'47" West a distance of 192.23 feet;

Along said curve to the left having a radius of 385.00 feet, a central angle of 28°54'46", and an arc length of 194.28 feet to a one half inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner;

North 00°46'01" West a distance of 221.92 feet to a one half inch iron rod found for corner at the beginning of a curve to the right whose chord bears North 21°26'48" East a distance of 291.11 feet;

Along said curve to the right having a radius of 385.00 feet, a central angle of 44°25'38", and an arc length of 298.53 feet to a one half inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner;

North 46°20'24" West a distance of 185.93 feet to a one half inch iron rod found for corner at the beginning of a curve to the right whose chord bears North 37°25'03" West a distance of 85.30 feet;

Along said curve to the right having a radius of 275.00 feet, a central angle of 17°50'39", and an arc length of 85.65 feet to a one half inch iron rod found for corner;

South 61°30'18" West a distance of 196.75 feet to a one half inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner in the east line of Windmill Ridge Estates Number 3A, an addition to the City of Rockwall recorded in Cabinet B, Slide 300, Plat Records, Rockwall County, Texas, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 01°40'00" East a distance of 223.02 feet;

THENCE departing the northeast line of said Windmill Ridge Estates Number 4 and along the east line of said Windmill Ridge Estates Number 3A, and along said curve to the left having a radius of 700.00 feet, a central angle of 18°19'56", and an arc length of 223.97 feet to a one half inch iron rod with yellow cap marked MCCULLAH SURVEYING set for corner;

THENCE North 07°30'00" West continuing along the east line of said Windmill Ridge Estates Number 3A a distance of 806.90 feet to a one half inch iron rod found at the most easterly northeast corner of said Windmill Ridge Estates Number 3A, said point also being at the most southerly southeast corner of Windmill Ridge Estates Number 3B, an addition to the City of Rockwall recorded in Cabinet C, Slide 225, Plat Records, Rockwall County, Texas;

THENCE North 44°20'09" East along the southeast line of said Windmill Ridge Estates Number 3B a distance of 202.28 feet to a one half inch iron rod with yellow cap marked MCCULLAH SURVEYING set at the most easterly corner of said Windmill Ridge Estates Number 3B from which a one half inch iron rod found at the northeast corner of Lot 12, Block 0 of said Windmill Ridge Estates Number 3B bears North 46°20'24" West a distance of 81.66 feet, said point also being in the southwest line of Lynden Park Estates Phase IB (no recorded plat);

THENCE South 46°20'24" East departing the southeast line of said Windmill Ridge Estates Number 3B and along the southwest line of said Lynden Park Estates Phase IB for approximately 171.00 feet passing the west corner of a tract of land conveyed to Jack W. Shuler by deed recorded in Volume 1057, Page 17, Deed Records, Rockwall County, Texas, and continuing along the southwest line of said Jack W. Shuler tract a distance of 2094.49 feet to a one half inch iron rod found at the south corner of said Jack W. Shuler tract and at the east corner of said Shepherd Place Homes, Inc. tract, said point also being in the approximate centerline of said Tubbs Road;

THENCE South 44°23'41" West departing the southwest line of said Jack W. Shuler tract and along the approximate centerline of said Tubbs Road a distance of 1080.09 feet to the POINT OF BEGINNING and containing 38.46 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHEPHERD PLACE HOMES, INC., being the owner, does hereby adopt this plat designating the hereinabove described property as Windmill Ridge Estates No. 4-B, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the City of Rockwall for the public use forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown, 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. SHEPHERD PLACE HOMES, INC. also understands the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 systems on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of constructing, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity at any time of procuring the permission of anyone.
3. 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 the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No fences, structures, landscaping, etc., may be constructed in drainage easements without city approval.
7. 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 Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

SHEPHERD PLACE HOMES, INC. further acknowledges that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City, SHEPHERD PLACE HOMES, INC., our successors and assigns hereby waive any claim, damage, or cause of action that SHEPHERD PLACE HOMES, INC. may have as a result of the dedication of exaction's made herein.

Robbie Lee Hale, Vice President
SHEPHERD PLACE HOMES, INC.

THE STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Robbie Hale known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of Shepherd Place Homes, Inc., and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This _____ day of _____, 2001.

Notary Public in and for the State of Texas

NOTE: 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 for water for personal used and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

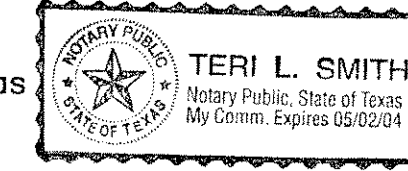
THAT I, George W. Findley, RPLS, a Registered Professional Land Surveyor of the State of Texas, have prepared this plat from an actual and accurate on the ground survey; and that the corner monuments shown hereon have been properly marked and placed on the ground under my direct supervision.

George W. Findley
George W. Findley
R.P.L.S. No. 3227

THE STATE OF TEXAS
COUNTY OF ROCKWALL DALLAS

This instrument was acknowledged before me on the 13th day of February, 2001.

Teri L. Smith
Notary Public in and for the State of Texas



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

NTMWD RESTRICTIONS

"THE NTMWD EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS. ITEMS SUCH AS DRIVEWAYS, FENCES, SPRINKLER SYSTEMS AND NORMAL LANDSCAPING PLANS THAT ENCRANCH ON THE NTMWD EASEMENTS ARE ALLOWED. HOWEVER, THE NTMWD ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE NEED TO REPAIR OR MAINTAIN THE NTMWD PIPELINES. FURTHER, ANY COST FOR REPAIR FOR DAMAGE TO THE PIPELINES RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR OR OWNER."

FINAL PLAT

WINDMILL RIDGE ESTATES IV-B
JAMES SMITH SURVEY ~ ABSTRACT NO. 200
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
38.46 ACRES

OWNER:
SHEPHERD PLACE HOMES, INC.

620 ROWLETT ROAD
GARLAND, TEXAS 75043
CONTACT: ROBBIE HALE
972 - 475 - 1100

PREPARED BY:

KPA
consulting inc.
14800 QUORUM DR. - SUITE 500
DALLAS, TEXAS 75248
CONTACT: PAT ATKINS
972-503-5300

SCALE : 1" = 100 DATE: 12/22/00

WINDMILL RIDGE ESTATES IV-B