

SITE PLAN/PRELIMINARY PLAT/FINAL PLAT
FACT SHEET

Applicant: Epic, Inc.

Name of Proposed Development: Windmill Ridge, Sec. B, Installment 1

Acreage: 25.9848

Number of Lots: 40

Current Zoning: PD-13, duplex

Surrounding Zoning: PD-13

Description: Duplex lots along Tubbs Road. Forty lots and 80 units.
Includes park in flood plain. Dedicating right-of-way
for future 4-lane divided highway along Tubbs Road.

Staff Comments:

1. Engineering resubmitted to Freese and Nichols with changes.
2. Emerald Glen would require County agreement with name.
3. Complies with the PD Preliminary Plan as approved

Planning and Zoning Commission Recommendations:

2/9/84 Approval subject to engineering,
park improvements, park dedicated to
City, and County agree with street
name change

City Council Decision:

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 1/23/84

NAME Epic, Inc.

ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Windmill Ridge, B II</u>		
<u>Final plat</u>		<u>220.00</u>

Received By _____

2302

FORM G-1



8585 STEMMONS FREEWAY • SUITE 816 • DALLAS, TEXAS 75247 • 214/630-1303

January 3, 1984

City of Rockwall
Ms. Karen Martin
102 East Washington
Rockwall, TX 75087

Dear Karen,

Enclosed please find my check in the amount of \$220.00 as payment to have Windmill Ridge Estates, Section B placed on the January 12 Planning and Zoning Commission Adjenda.

Thank you for your efforts.

Sincerely,

EPIC, INC.

A handwritten signature in cursive script, appearing to read "Clyde", written in dark ink.

Clyde H. Pittman, Jr.
President

Enclosure

nh

F R E E S E A N D N I C H O L S , I N C .
C O N S U L T I N G E N G I N E E R S

January 25, 1984

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Windmill Ridge Estates, Section B,
Installation One - ROK 83202

Gentlemen:

We have reviewed the Plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practice:

Plat

1. Storm drainage easements should be shown for Storm Drain Lines A and B.

Paving

1. Provide a 30-foot radius at the connection between Emerald Glen Parkway and F.M. 3097.
2. The standard minimum radius for a residential street is 150 feet. Windy Way does not meet the standard.
3. We recommend for consideration, either of the following operational procedures for Emerald Glen Parkway:
 - a. One-way traffic for the two pavement sections. This would require an additional connection at Texas Avenue. The transition area from one-way to two-way is a potential problem area and should receive proper signing in accordance with the Uniform Traffic Control Devices manual.
 - b. Utilize only Emerald Glen Parkway and abandon the existing county road. Emerald Glen Parkway would then function as a two-way street, but would reduce potential safety hazards, especially at the one-way to two-way transition. A connection would be required at Texas Avenue.
4. Consideration should possibly be given to aligning Alley No. 4 and Alley No. 6 to prevent the offset as presently shown.

Storm Drainage

1. We are unable to verify the 30 minute and 40 minute time of concentration for drainage areas 10 and 11. The 40 minute time of concentration for area 11 does not seemingly correlate with the much larger drainage area (10). Assuming the 40 minute time to be correct at design point 11, then the 25-year flow should be approximately 930 cfs at design point 12. Design of the box culvert should consider downstream flow (tailwater) conditions. The spillway elevation of Rainbow Lake is 509 which is approximately 8 feet higher than the culvert flow line. The backwater effect from Rainbow Lake may influence flow conditions through the box culvert.
2. Lots backing to Brockway Branch are either in or adjacent to a Zone A flood delineation as defined by the current City of Rockwall Flood Insurance Maps. Additional study of this area may be justifiable to properly delineate the 100-year flood boundary.
3. No design is provided for the culvert beneath Emerald Glen Parkway near F.M. 3097. Hydrological and hydraulic data should be provided.
4. Storm drainage easement for Storm Drains A and B should be graded to contain the 100-year runoff.
5. Ditch to drain Storm Drain Line A is too steep and should be reduced in grade to reduce erosion potential.

Water System

1. A 24-inch line is required for the future water system. The proposed 10-inch line is insufficient in this respect.
2. The proposed water line along Rock Creek Drive begins as a 6-inch changing to a 10-inch and finally transitioning to a 6-inch line with a 10-inch plug. It appears that possibly a 10-inch line was intended for Rock Creek Drive. We do not believe the 6-inch connection at Emerald Glen Parkway is sufficient in size and recommend an enlargement.
3. The impact that this development will have on the fire flows in this area is unknown. Freese and Nichols, Inc. will make this evaluation and determine if additional flow capacities are needed.

Sanitary Sewer

1. No design notes were submitted; therefore, an evaluation of the adequacy of the sanitary system was not made. Proposed future development phases should be included in the design notes in order to properly evaluate the system.

City of Rockwall
ROK 83202
January 25, 1984
Page Three

General Comment

We ask that the set of plans which we are returning to you be returned to us with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning one to the City.

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and two copies of the revised plans be resubmitted for review. Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.


Jerry L. Fleming, P.E.

JLF:cg

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD P. O. BOX 28355
DALLAS, TEXAS 75228 214-328-8133

March 1, 1984

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Ms. Karen Martin

Dear Karen:

My last instructions from Clyde Pittman was to stop work on Windmill Ridge. Consequently we have not completed the items on the plan review from Freese and Nichols.

I had conversation with Clyde's office on February 29th and March 1st, and informed them that we were requesting that this plat be removed from the Council agenda for March 5th.

Yours truly,

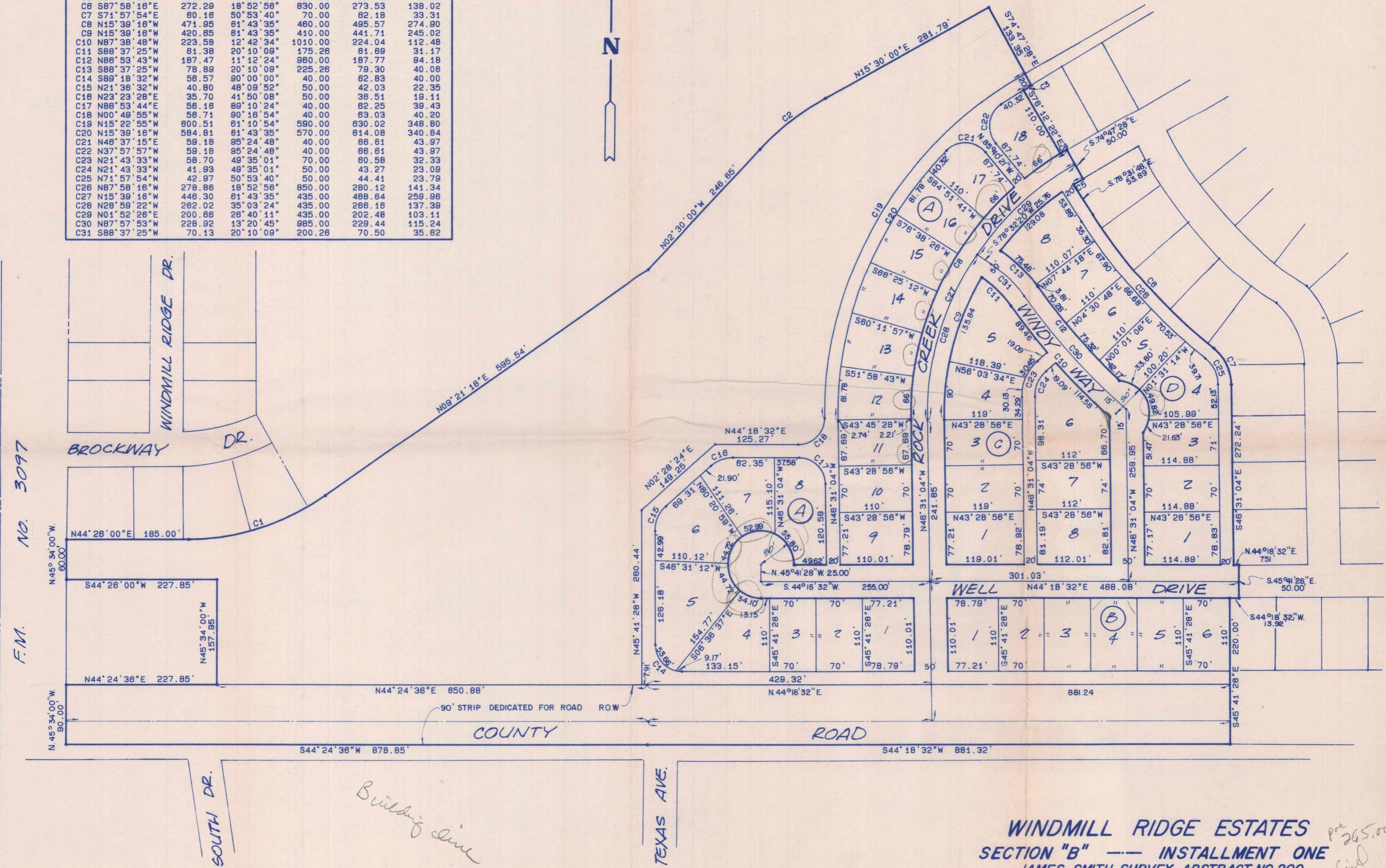


Harold L. Evans, P.E.

dp

cc: Mr. Clyde Pittman

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
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C2	N06° 30' 00" E	125.15	18° 00' 00"	400.00	125.88	83.35
C3	S14° 30' 05" W	14.08	1° 24' 54"	570.00	14.08	7.04
C4	S14° 30' 05" E	11.38	1° 24' 54"	460.00	11.38	5.68
C5	S14° 02' 18" W	16.75	2° 20' 28"	410.00	16.75	8.38
C6	S87° 58' 18" E	272.29	18° 52' 56"	830.00	273.53	138.02
C7	S71° 57' 54" E	80.18	50° 53' 40"	70.00	62.18	33.31
C8	N15° 39' 18" W	471.95	81° 43' 35"	460.00	495.57	274.90
C9	N15° 39' 18" W	420.65	81° 43' 35"	410.00	441.71	245.02
C10	N87° 38' 48" W	223.58	12° 42' 34"	1010.00	224.04	112.48
C11	S88° 37' 25" W	81.38	20° 10' 09"	175.28	61.89	31.17
C12	N88° 53' 43" W	187.47	11° 12' 24"	960.00	187.77	94.18
C13	S88° 37' 25" W	78.89	20° 10' 09"	225.28	79.30	40.06
C14	S89° 18' 32" W	58.57	90° 00' 00"	40.00	62.83	40.00
C15	N21° 36' 32" W	40.80	48° 09' 52"	50.00	42.03	22.35
C16	N23° 23' 28" E	35.70	41° 50' 08"	50.00	36.51	19.11
C17	N88° 53' 44" E	56.16	89° 10' 24"	40.00	62.25	39.43
C18	N00° 49' 55" W	56.71	90° 18' 54"	40.00	63.03	40.20
C19	N15° 22' 55" W	600.51	81° 10' 54"	590.00	630.02	348.80
C20	N15° 39' 18" W	584.81	81° 43' 35"	570.00	614.08	340.64
C21	N46° 37' 15" E	59.18	95° 24' 48"	40.00	66.61	43.97
C22	N37° 57' 57" W	59.18	95° 24' 48"	40.00	66.61	43.97
C23	N21° 43' 33" W	58.70	49° 35' 01"	70.00	60.58	32.33
C24	N21° 43' 33" W	41.93	49° 35' 01"	50.00	43.27	23.09
C25	N71° 57' 54" W	42.97	50° 53' 40"	50.00	44.41	23.79
C26	N87° 58' 18" W	278.86	18° 52' 56"	850.00	280.12	141.34
C27	N15° 39' 18" W	446.30	81° 43' 35"	435.00	468.64	259.96
C28	N28° 59' 22" W	262.02	35° 03' 24"	435.00	266.16	137.39
C29	N01° 52' 26" E	200.66	26° 40' 11"	435.00	202.48	103.11
C30	N87° 57' 53" W	228.92	13° 20' 45"	985.00	229.44	115.24
C31	S88° 37' 25" W	70.13	20° 10' 09"	200.28	70.50	35.62



WINDMILL RIDGE ESTATES
SECTION "B" --- INSTALLMENT ONE
JAMES SMITH SURVEY ABSTRACT NO. 200
 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
 SCALE: 1" = 100' DATE: DEC., 1983

OWNERS
 EPIC INC. CLYDE H. PITTMAN JR., PRESIDENT
 8585 N. STEMMONS FRWY., Suite 816 DALLAS, TX. 75247
ENGINEER
 HAROLD L. EVANS CONSULTING ENGINEER
 2331 GUS THOMASSON, Suite 102 DALLAS, TX. 75238

prc 265.00
Sind
81340.00
 630-1303
 1 OF 14

WHEREAS, Epic Inc. is the owner of a tract of land in the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, Rockwall County, Texas, and being a part of that tract of land conveyed to Epic Inc., Trustee, by deed recorded in Volume 109, Page 587, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the Northeast line of F.M. 3097 and the centerline of a county road, and the South corner of said Epic tract;
THENCE: North 45° 34' 00" West a distance of 90.00 feet along the Northeast line of F.M. 3097 to an iron rod for a corner;
THENCE: North 44° 24' 36" East a distance of 227.85 feet to an iron rod for a corner;
THENCE: North 45° 34' 00" West a distance of 157.95 feet to an iron rod for a corner;
THENCE: South 44° 26' 00" West a distance of 227.85 feet to an iron rod for a corner;
THENCE: North 45° 34' 00" West a distance of 60.00 feet along the Northeast line of said F.M. 3097 to an iron rod at the South corner of Lot 1, Block F, of Windmill Ridge Estates, Section "A", Installment One, an addition to the City of Rockwall, recorded in Slide B, Page 26, of the Plat Records, Rockwall County, Texas;
THENCE: North 44° 26' 00" East a distance of 185.00 feet along the Southeast line of said Block F and said addition to an iron rod at the point of curvature of a circular curve to the left having a central angle of 35° 04' 42" and a radius of 360.00 feet;
THENCE: Along said curve in a Northeasterly direction and continuing along the Southeast line of said addition, passing at an arc distance of 188.50 feet the Southeast corner of said addition and continuing along said curve, traversing said Epic tract, a total arc distance of 220.40 feet to an iron rod for a corner;
THENCE: Continuing traversing said Epic tract as follows: North 9° 21' 18" East a distance of 595.54 feet to an iron rod for a corner; North 2° 30' 00" West a distance of 246.65 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 18° 00' 00" and a radius of 400.00 feet; Along said curve in a Northeasterly direction an arc distance of 125.66 feet to an iron rod for a corner; North 15° 30' 00" East a distance of 281.79 feet to an iron rod for a corner; South 74° 47' 28" East a distance of 133.35 feet to an iron rod in a circular curve to the left having a central angle of 01° 24' 54" and a radius of 570.00 feet; Along said curve in a Southerly direction an arc distance of 14.08 feet to an iron rod for a corner; South 76° 12' 22" East a distance of 110.00 feet to an iron rod in a circular curve to the right having a central angle of 01° 24' 54" and a radius of 460.00 feet; Along said curve in a Northeasterly direction an arc distance of 11.36 feet to an iron rod for a corner; South 74° 47' 28" East a distance of 50.00 feet to an iron rod in a circular curve to the left having a central angle of 02° 20' 28" and a radius of 410.00 feet; Along said curve in a Southerly direction an arc distance of 16.75 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 18° 52' 56" and a radius of 830.00 feet; Along said curve in a Easterly direction an arc distance of 273.53 feet to an iron rod at the point of reverse curvature of a circular curve to the right having a central angle of 50° 53' 40" and a radius of 70.00 feet to an iron rod for a corner at the point of tangency; South 46° 31' 04" East a distance of 272.24 feet to an iron rod for a corner; North 44° 18' 32" East a distance of 7.51 feet to an iron rod for a corner; South 45° 41' 28" East a distance of 50.00 feet to an iron rod for a corner; South 44° 18' 32" West a distance of 13.92 feet to an iron rod for a corner; South 45° 41' 28" East a distance of 220.00 feet to an iron rod in the center of a county road, said iron rod being 20.00 feet Northwest of the Northwest line of Lake Echo Subdivision, an addition to the County of Rockwall, recorded in the Plat Records, Rockwall County, Texas;
THENCE: South 44° 18' 32" West a distance of 881.32 feet along the Southeast line of said Epic tract and the centerline of said county road and 20.00 feet Northwest of the Northwest line of said Lake Echo Subdivision to an iron rod at an angle point found in said line;
THENCE: South 44° 24' 36" West a distance of 878.85 feet continuing along said Southeast line of said centerline and 20.00 feet Northwest of the Northwest line of said Lake Echo Subdivision to the Point of Beginning and Containing 25.9848 Acres (1,131,900 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Epic Inc., being owner, does hereby adopt this plat designating the hereinabove described property as Windmill Ridge Estates, Section "B", Installment One, 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 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 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1983.

EPIC INC.

By: _____
Clyde H. Pittman, Jr., President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Clyde H. Pittman, Jr., 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 _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

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 Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Harold L. Evans, 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 _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator
Date

Date

Chairman, Planning & Zoning Commission
Date

APPROVED:

I hereby certify that the above and foregoing plat of Windmill Ridge Estates, Section "B", Installment One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1983.

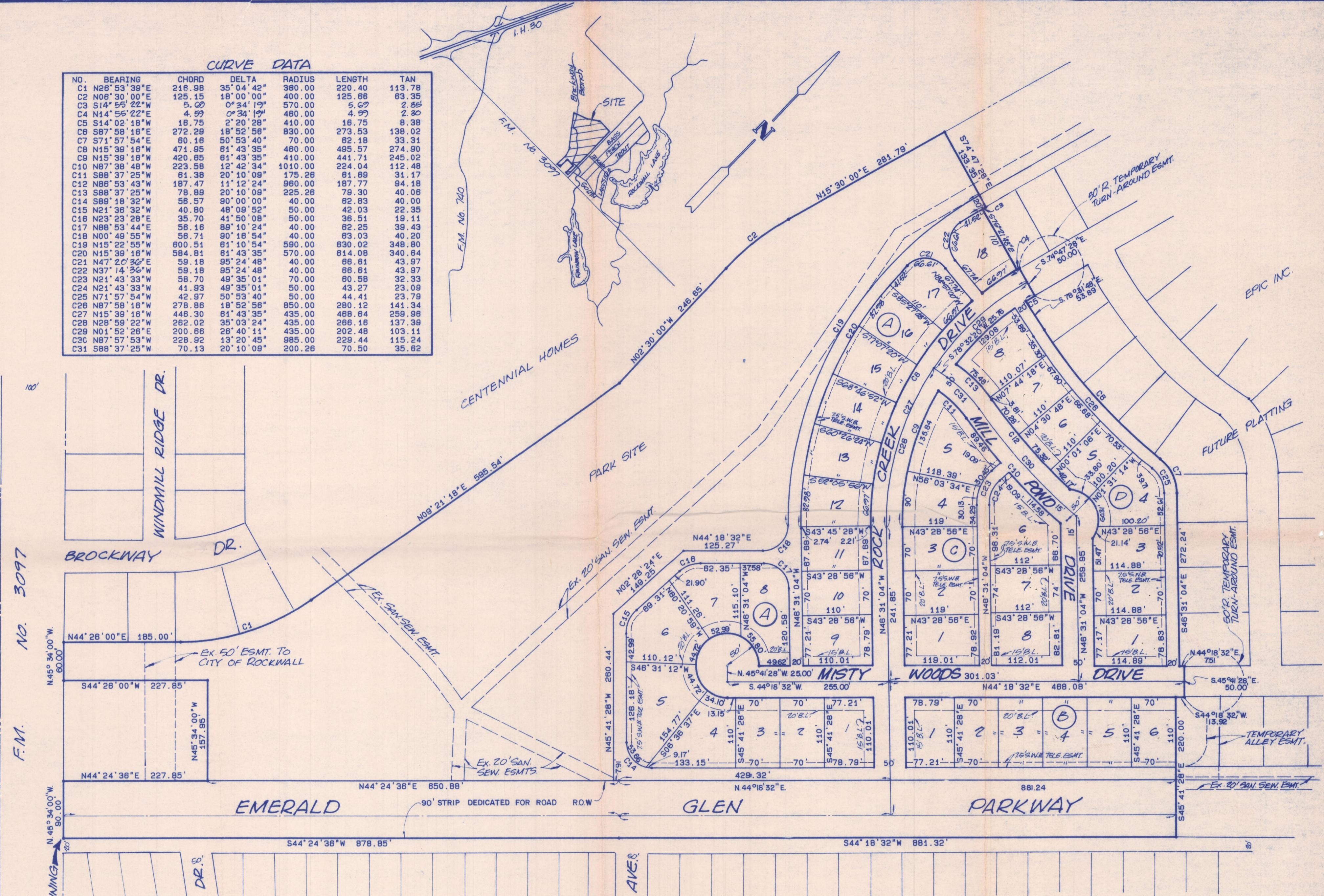
Mayor
Date

WINDMILL RIDGE ESTATES
SECTION "B" --- INSTALLMENT ONE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1" = 100' DATE: DEC., 1983

OWNERS
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8585 N. STEMMONS FRWY., Suite 816 DALLAS, TX. 75247
ENGINEER
HAROLD L. EVANS CONSULTING ENGINEER
2331 SUS THOMASSON, Suite 102 DALLAS, TX. 75236

CURVE DATA

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C3	S14° 56' 22" W	5.89	0° 34' 19"	570.00	5.69	2.85
C4	N14° 56' 22" E	4.89	0° 34' 19"	480.00	4.89	2.80
C5	S14° 02' 18" W	16.75	2° 20' 28"	410.00	16.75	8.38
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C22	N37° 14' 36" W	59.18	95° 24' 48"	40.00	66.81	43.97
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ENGINEER
 HAROLD L. EVANS CONSULTING ENGINEER
 2331 GUS THOMASSON, Suite 102 DALLAS, TX. 75238

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Epic Inc. is the owner of a OWNERS CERTIFICATE
described as follows:

a tract of land in the City of Rockwall, County of Rockwall, State of Texas, said tract be

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, Rockwall County, Texas, and being a part of the
tract of land conveyed to Epic Inc., Trustee, by deed recorded in Volume 109, Page 587, Deed Records, Rockwall County, Texas,
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THENCE: North 44° 24' 36" East a distance of 227.85 feet to an iron rod for a corner;
THENCE: North 45° 34' 00" West a distance of 157.95 feet to an iron rod for a corner;
THENCE: South 44° 26' 00" West a distance of 227.85 feet to an iron rod for a corner;
THENCE: North 45° 34' 00" West a distance of 60.00 feet along the Northeast line of said F.M. 3097 to an iron rod at the South corner of Lot 1, Block F, of Windmill Ridge Estates, Section "A", Installment One, an addition to the City of Rockwall, recorded in Slide B, Page 26, of the Plat Records, Rockwall County, Texas;
THENCE: North 44° 26' 00" East a distance of 185.00 feet along the Southeast line of said Block F and said addition to an iron rod at the point of curvature of a circular curve to the left having a central angle of 35° 04' 42" and a radius of 360.00 feet;
THENCE: Along said curve in a Northeasterly direction and continuing along the Southeast line of said addition, passing at an arc distance of 188.50 feet the Southeast corner of said addition and continuing along said curve, traversing said Epic tract, a total arc distance of 220.40 feet to an iron rod for a corner;
THENCE: Continuing traversing said Epic tract as follows: North 9° 21' 18" East a distance of 595.54 feet to an iron rod for a corner; North 2° 30' 00" West a distance of 246.65 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 18° 00' 00" and a radius of 400.00 feet; Along said curve in a Northeasterly direction an arc distance of 125.66 feet to an iron rod for a corner; North 15° 30' 00" East a distance of 281.79 feet to an iron rod for a corner; South 74° 47' 28" East a distance of 133.35 feet to an iron rod in a circular curve to the left having a central angle of 00° 34' 19" and a radius of 570.00 feet; Along said curve in a Southerly direction an arc distance of 5.69 feet to an iron rod for a corner; South 75° 21' 48" East a distance of 110.00 feet to an iron rod in a circular curve to the right having a central angle of 00° 34' 19" and a radius of 460.00 feet; Along said curve in a Northeasterly direction an arc distance of 4.59 feet to an iron rod for a corner; South 74° 47' 28" East a distance of 50.00 feet to an iron rod in a circular curve to the left having a central angle of 02° 20' 28" and a radius of 410.00 feet; Along said curve in a Southerly direction an arc distance of 16.75 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 18° 52' 56" and a radius of 830.00 feet; Along said curve in a Easterly direction an arc distance of 273.53 feet to an iron rod at the point of reverse curvature of a circular curve to the right having a central angle of 50° 53' 40" and a radius of 70.00 feet to an iron rod for a corner at the point of tangency; South 46° 31' 04" East a distance of 272.24 feet to an iron rod for a corner; North 44° 18' 32" East a distance of 7.51 feet to an iron rod for a corner; South 45° 41' 28" East a distance of 50.00 feet to an iron rod for a corner; South 44° 18' 32" West a distance of 13.92 feet to an iron rod for a corner; South 45° 41' 28" East a distance of 220.00 feet to an iron rod in the center of a county road, said iron rod being 20.00 feet Northwest of the Northwest line of Lake Echo Subdivision, an addition to the County of Rockwall, recorded in the Plat Records, Rockwall County, Texas;
THENCE: South 44° 18' 32" West a distance of 881.32 feet along the Southeast line of said Epic tract and the centerline of said county road and 20.00 feet Northwest of the Northwest line of said Lake Echo Subdivision to an iron rod at an angle point found in said line;
THENCE: South 44° 24' 36" West a distance of 878.85 feet continuing along said Southeast line of said centerline and 20.00 feet Northwest of the Northwest line of said Lake Echo Subdivision to the Point of Beginning and Containing 26.0040 Acres (1,132,733 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Epic Inc., being owner, does hereby adopt this plat designating the herein above described property as Windmill Ridge Estates, Section "B", Installment One, 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, 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 easement strips; and any public utility shall have the right of 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1983.

EPIC INC.

By: Clyde H. Pittman, Jr., President

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Clyde H. Pittman, Jr., 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 _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

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 Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Harold L. Evans, 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 _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator

Date

Chairman, Planning & Zoning Commission

Date

APPROVED:

I hereby certify that the above and foregoing plat of Windmill Ridge Estates, Section "B", Installment One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1983.

Mayor

CITY SECRETARY

WINDMILL RIDGE ESTATES
SECTION "B" — INSTALLMENT ONE
JAMES SMITH SURVEY ABSTRACT NO. 200
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
SCALE: 1" = 100' DATE: DEC., 1983

OWNERS
EPIC INC. CLYDE H. PITTMAN JR., PRESIDENT
8585 N. STEMMONS FRWY., Suite 816 DALLAS, TX. 75247
ENGINEER
HAROLD L. EVANS CONSULTING ENGINEER
2331 SUS THOMASSON, Suite 102 DALLAS, TX. 75238