

Date: 1-25-84

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Wind Mill Ridge # 2A

Name of Subdivider Centennial Homes Inc

Address 5720 L.B.J. Freeway Suite 610 Dallas, Tex. 75240 Phone 458-9909

Owner of Record Same as above

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer Gibson Engineering Co

Address _____ Phone 388-3411

Total Acreage _____ Current Zoning _____

No. of Lots/Units _____ Signed Norman R. Olson

Field Manager of Land Development

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

✓ _____

A. Vicinity map

✓ _____

B. Subdivision Name

✓ _____

C. Name of record owner, subdivider, land planner/engineer

✓ _____

D. Date of plat preparation, scale and north point

II. Subject Property

✓ _____

A. Subdivision boundary lines

B. Identification of each lot and block by number or letter

- C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization.
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

- A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.
- B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____
Date: 1/25/84
Receipt: _____

File No. 1984-29-PP/DP
Fee: \$ 271.00

FACT SHEET

Applicant: Centennial Homes

Name of Proposed Development: Windmill Ridge #2A

Acreage: 18.1948

Number of Lots: 82

Current Zoning: PD-13

Surrounding Zoning: PD-13

Description: Single family residential development located behind Centennial Homes currently under construction on FM-3097.

Staff Comments:

1. Needs location map
2. Start block lettering with "A" and lot numbering with "1"
3. Complies with the PD Preliminary Plan as approved

Planning and Zoning Commission Recommendations:

2/9/84 - Approval with technical changes

City Council Decision:

3/5/84 - Approve



Weyerhaeuser

centennial homes, inc.

A Weyerhaeuser Company



No. 11107

CO REFERENCE	INVOICE NO.	DATE	AMOUNT	DISCOUNT/ INS. WITHHELD	RETENTION	BALANCE
			25.00 application fee for preliminary plat of Windmill Ridge #3, plus 3.00 per lot (82 lots)			271.00

DETACH BEFORE DEPOSITING

CONCEPT PLAN WINDMILL RIDGE ESTATES

65.79 ACRES ~ 254 LOTS

60' x 110' Typical Lot

ROCKWALL, TEXAS

SCALE: 1"=100' ~ DATE: 12-1-94

~ OWNER ~

TOMMY GOFF

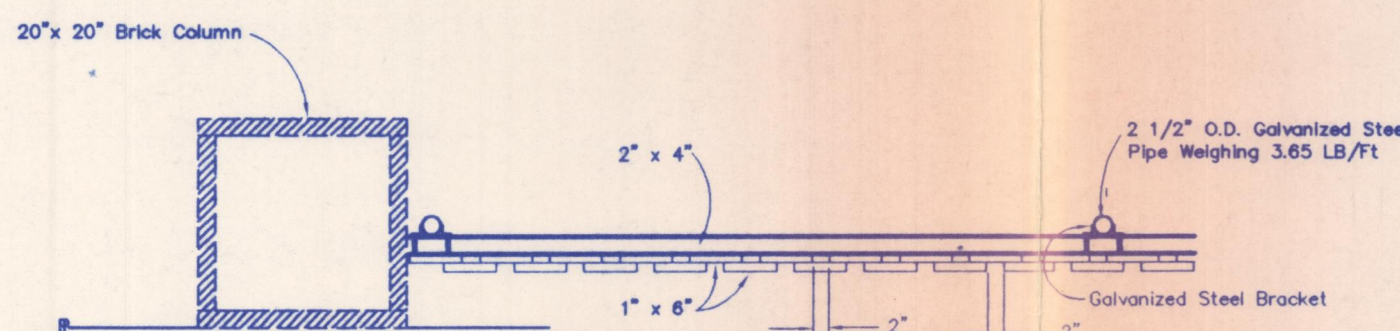
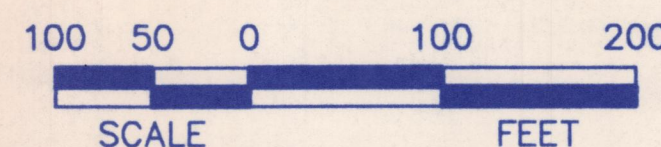
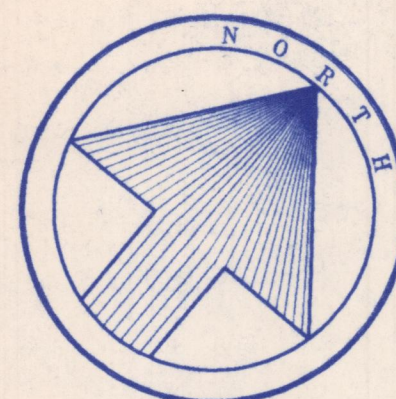
2653 TARNA ROAD ~ DALLAS, TEXAS 75229

~ ENGINEER ~



TIPTON ENGINEERING, INC.

6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

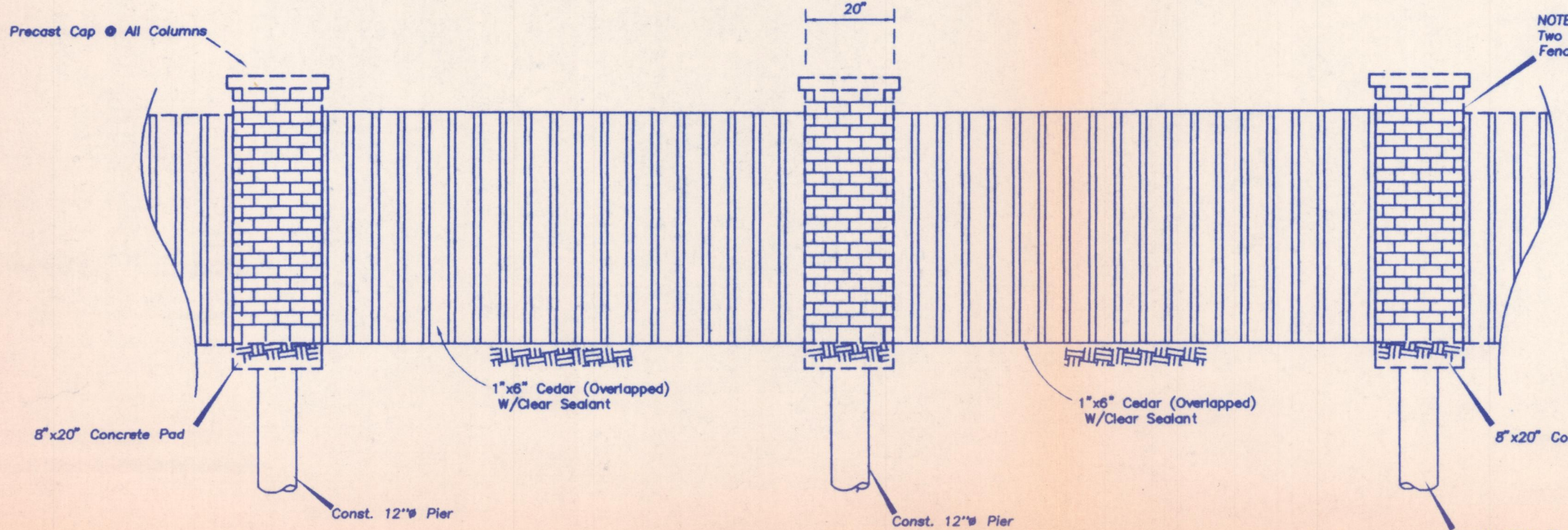


WINDMILL RIDGE ESTATES No. 3A
Cabinet B, Slide 300

DELTA = 23°00'01"
RADIUS = 700.00'
TANGENT = 142.42'
LENGTH = 281.00'
CHORD = 279.12'
CHD BRG = N 04°00'00" E

DELTA = 17°58'58"
RADIUS = 400.00'
TANGENT = 63.35'
LENGTH = 125.66'
CHORD = 125.14'
CHD BRG = N 06°30'01" E

NOTE:
Two Course Min. Above Top Of
Fence At All 20' X 20' Columns



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

WINDMILL RIDGE ESTATES
Cabinet B, Slide 26

DELTA = 35°04'46"
RADIUS = 360.00'
TANGENT = 113.78'
LENGTH = 220.41'
CHORD = 216.98'
CHD BRG = N 26°53'41" E

CITY OF ROCKWALL
OPEN SPACE
7.50 ACRES

Approximate 100 Year Flood Plain Area
Zone A Per FIRW (Flood Insurance Rate Map)
Rockwall County, Texas
Map Number 480547 0005 C
Revised Date June 16, 1992

Temporary Street Connection
to F.M. 3097 to be Eliminated
at the time of Expansion of
F.M. 3097 or when 80% of the
Homes are Occupied. Funds to
be Placed in Escrow for the
Roadway Removal & Screening
Wall Completion.

Proposed 6' Masonry Screening
Wall along F.M. 3097

F.M. 3097

TUBBS

Proposed 6' Board on Board Fence
W/Brick Columns along Tubbs Road

ROCKWALL LAKE ESTATES No. ONE
Cabinet B, Slide 241

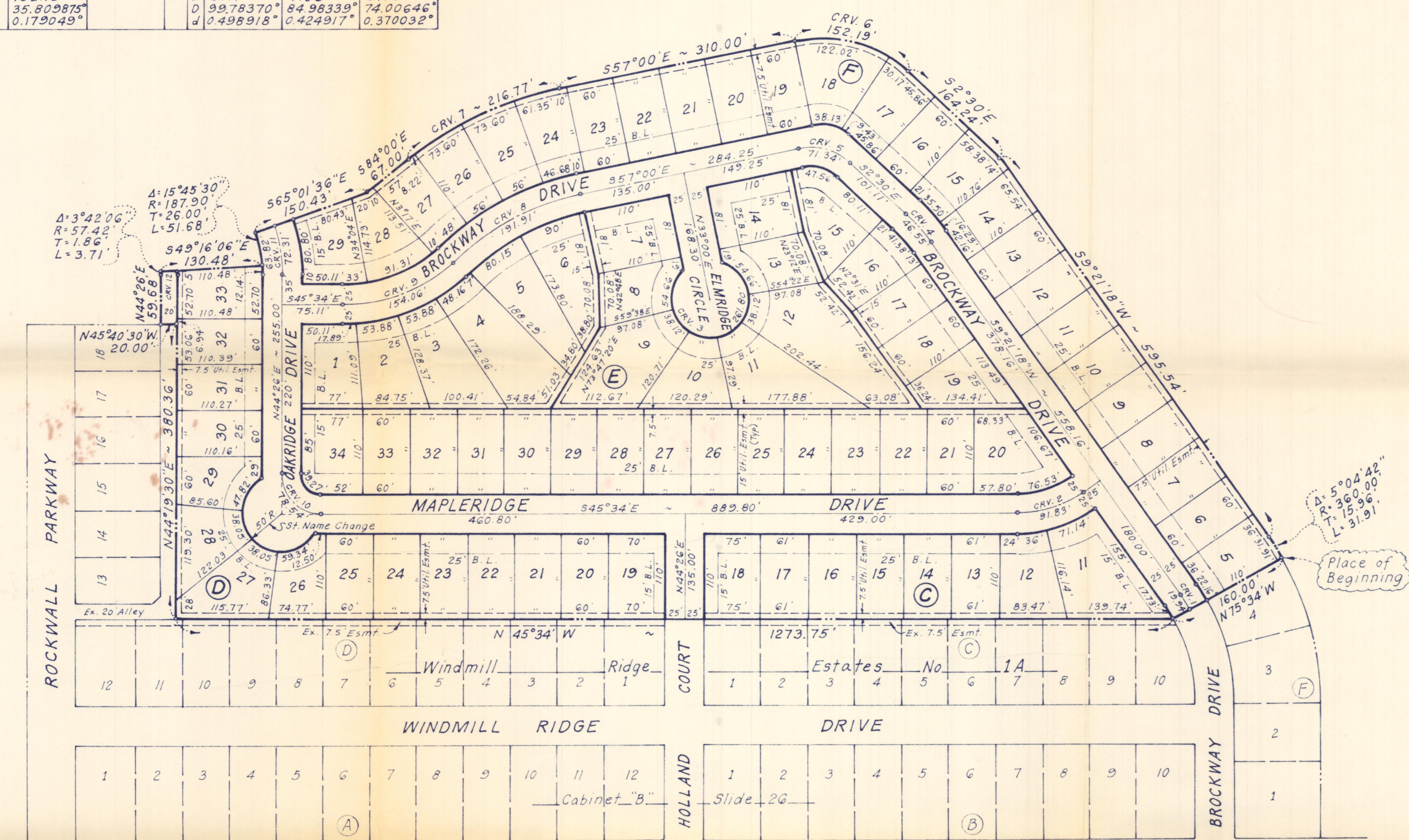
Proposed 6' Board on Board Fence
W/Brick Columns along Tubbs Road

WILMA MAYNARD
ET. AL.

Concept Plan #2A
Windmill Ridge

FILE COPY
84-29

CURVE DATA						
NO.	S	INNER	OUTER	NO.	INNER	OUTER
1	A	5°04'42"	5°04'42"	7	A	27°00'
	R	200.00'	225.00'		R	460.00'
	T	8.87'	9.98'		T	110.44'
	L	17.73'	19.94'		L	216.77'
	D	28.64790°	25.46480°		D	12.45561°
	d	0.14324°	0.127324°		d	0.062278°
2	A	35°04'42"	35°04'42"	8	A	33°50'
	R	125.00'	175.00'		R	300.00'
	T	39.51'	47.41'		T	91.24'
	L	76.53'	91.83'		L	177.15'
	D	45.83664°	38.19720°		D	19.09860°
	d	0.229183°	0.190986°		d	0.095493°
3	A	30°00'	30°00'	9	A	45°16'
	R	170.00'	175.00'		R	170.00'
	T	N.A.	N.A.		T	170.88'
	L	261.80'	114.59160'		L	134.31'
	D	0.572958°	0.114592°		D	33.70341°
	d	0.127324°	0.114592°		d	0.168517°
4	A	11°51'18"	11°51'18"	10	A	90°00'
	R	200.00'	225.00'		R	25.00'
	T	20.77'	23.36'		T	25.00'
	L	41.38'	46.55'		L	39.27'
	D	28.64790°	25.46480°		D	229.18320°
	d	0.14324°	0.127324°		d	0.572958°
5	A	54°30'	54°30'	11	A	19°27'36"
	R	50.00'	75.00'		R	187.90'
	T	25.75'	38.63'		T	32.22'
	L	47.56'	71.34'		L	63.82'
	D	114.59160°	76.39440°		D	30.49271°
	d	0.572958°	0.381972°		d	0.152464°
6	A	54°30'	54°30'	12	A	3°42'06"
	R	160.00'	160.00'		R	57.42'
	T	82.41'	82.41'		T	1.86'
	L	152.19'	152.19'		L	3.71'
	D	35.809875°	35.809875°		D	98.78370°
	d	0.179049°	0.179049°		d	0.498918°



F. M. 3097

NOTES:
 All Lot lines are radial or perpendicular to the Streets unless otherwise noted by bearing.
 All Easements shown are Drainage and Utility Easements.

82 Lots recorded in Cabinet , Slide , Rockwall County, Texas.

STATE OF TEXAS
 COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Centennial Homes, Inc., is the owner of a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Texas, and being part of a tract conveyed to Epic, Inc., Trustee, as recorded in Volume 109, page 587 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Easterly corner of Windmill Ridge Estates, Section A, Installment 1, as recorded in Cabinet "B", Slide 26, of the Deed Records of Rockwall County, Texas, said point being the Northeast corner of Lot 4, Block F of said addition, an iron stake for corner;
 THENCE, Along the boundary line of said Windmill Ridge Estates, Section A, Installment 1, the following:
 N. 75°34'N, a distance of 160.00 feet to an iron stake for corner;
 N. 45°34'N, a distance of 1,273.75 feet to an iron stake for corner;
 N. 44°19'30"E, a distance of 380.36 feet to an iron stake for corner;
 N. 45°40'30"W, a distance of 20.00 feet to an iron stake for corner;
 THENCE, N. 44°26'E, leaving said boundary line, a distance of 59.66 feet to the beginning of a curve to the left, having a central angle of 03°42'06" and a radius of 57.42 feet, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 3.71 feet to the end of said curve, an iron stake for corner;
 THENCE, S. 49°16'06"E, a distance of 130.48 feet to the beginning of a curve to the left, having a central angle of 15°45'30", a radius of 187.90 feet, and a back tangent bearing N. 40°43'54"E, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 51.68 feet to the end of said curve, an iron stake for corner;
 THENCE, S. 65°01'36"E, a distance of 150.43 feet to an iron stake for corner;
 THENCE, S. 84°00"E, a distance of 67.00 feet to the beginning of a curve to the right, having a central angle of 27°00' and a radius of 460.00 feet, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 216.77 feet to the end of said curve, an iron stake for corner;
 THENCE, S. 57°00"E, a distance of 310.00 feet to the beginning of a curve to the right, having a central angle of 54°30' and a radius of 160.00 feet, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 152.19 feet to the end of said curve, an iron stake for corner;
 THENCE, S. 02°30'E, a distance of 164.24 feet to an iron stake for corner;
 THENCE, S. 09°21'18"W, a distance of 595.54 feet to the beginning of a curve to the right, having a central angle of 05°04'42" and a radius of 360.00 feet, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 31.91 feet to the Place of Beginning and containing 18.1948 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Centennial Homes, Inc., does hereby adopt this plat designating the hereinabove described property as WINDMILL RIDGE ESTATES NO. 2A, 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 the 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 the 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 actual 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.

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

CENTENNIAL HOMES, INC.

Frederick E. Roach, President

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Frederick E. Roach, President of Centennial Homes, Inc., 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 purposes and consideration therein expressed, as the act and deed of said Corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the _____ day of _____, 1983.

Notary Public in and for said County and State

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Roger L. Bridges, 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.

Roger L. Bridges, Registered Public Surveyor No. 2707

STATE OF TEXAS
 COUNTY OF DALLAS

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

Notary Public in and for said County and State

RECOMMENDED FOR FINAL APPROVAL:

City Administrator

Date:

APPROVED:

Chairman, Planning & Zoning Commission

Date:

I hereby certify that the above and foregoing plat of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____, 1983.

MAYOR

FILE PLAT

WINDMILL RIDGE ESTATES NO. 2A					
JAMES SMITH SURVEY ~ ABSTRACT NO. 200					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
JOHN C. GIBSON CO., INC. - CONSULTING ENGINEERS					
9510 Military Parkway Dallas, Texas 75227					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
J.C.G. Co.	a.d.m.	Oct 26, 1983	1"=100'	G. M.	Windmill Ridge

CENTENNIAL HOMES, INC. ~ OWNER
 5720 LBJ Freeway, Suite 610 Dallas, Texas 75240

CITY SECRETARY, City of Rockwall, Texas