

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 Lot 18, Block D of Windmill Ridge Estates, Section "A", Installation 1, as recorded in Cabinet "B", Slide 26 of the Deed Records of Rockwall County, Texas, an iron stake for corner;

THENCE, N.45°40'30"W., along said Windmill Ridge Estates, Section "A", Installation 1, Northeast line, a distance of 170.00 feet to an iron stake for corner;

THENCE, N.44°19'30"E., a distance of 150.00 feet to the beginning of a curve to the left, having a central angle of 15°45'33" and a radius of 475.78 feet, an iron stake for corner;

THENCE, Around said curve an arc distance of 130.86 feet to an iron stake for corner;

THENCE, N.28°33'57"E., a distance of 447.91 feet to the beginning of a curve to the right, having a central angle of 15°46'12" and a radius of 535.43 feet, an iron stake for corner;

THENCE, Around said curve an arc distance of 147.37 feet to an iron stake for corner;

THENCE, N.44°20'09"E., a distance of 893.00 feet to an iron stake for corner;

THENCE, S.45°39'51"E., a distance of 25.00 feet to an iron stake for corner;

THENCE, S.7°30'E., a distance of 806.90 feet to the beginning of a curve to the right, having a central angle of 23°00' and a radius of 700.00 feet, an iron stake for corner;

THENCE, Around said curve, an arc distance of 281.00 feet to an iron stake for corner;

THENCE, S.15°30'W., a distance of 636.65 feet to the beginning of a curve to the left, having a central angle of 18°00' and a radius of 400.00 feet, an iron stake for corner;

THENCE, Around said curve, an arc distance of 125.66 feet to an iron stake for corner;

THENCE, S.2°30'E., a distance of 82.41 feet to a point on the property line of Windmill Ridge Estates No. 2A, as recorded in Cabinet "B", Slide 156 of the Deed Records of Rockwall County, Texas, an iron stake for corner;

THENCE, Along the Northerly line of said Windmill Ridge Estates No. 2A, the following:

Around a curve to the left having a central angle of 54°30', a radius of 160.00 feet and a back tangent bearing N.2°30'W., an arc distance of 152.19 feet to an iron stake for corner;

N.57°00'W., a distance of 310.00 feet to the beginning of a curve to the left, having a central angle of 27°00' and a radius of 460.00 feet, an iron stake for corner;

Around said curve, an arc distance of 216.77 feet to an iron stake for corner;

N.84°00'W., a distance of 67.00 feet to an iron stake for corner;

N.65°01'36"W., a distance of 150.43 feet to an iron stake for corner;

Around a curve to the right, having a central angle of 15°45'30", a radius of 187.90 feet and a back tangent bearing S.24°58'24"W., an arc distance of 61.68 feet to an iron stake for corner;

N.49°16'06"W., a distance of 130.48 feet to an iron stake for corner;

Around a curve to the right, having a central angle of 3°42'06", a radius of 57.42 feet and a back tangent bearing S.40°43'54"W., an arc distance of 3.71 feet to an iron stake for corner;

S.44°26'W., a distance of 59.68 feet to the Place of Beginning and containing 26.8232 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. 3A, 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 _____, 1985.
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 _____ day of _____, 1985.

Notary Public in and for said County and State

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Charles M. Davis, 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.

Charles M. Davis, Registered Public Surveyor No. 4323

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Charles M. Davis, 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 _____, 1985.

Notary Public in and for said County and State

85-68-PP

FILE PLAT

WINDMILL RIDGE ESTATES NO. 3A					
JAMES SMITH SURVEY ABST. NO. 200					
City of Rockwall, Rockwall County, Texas					
John C. Gibson Co Inc. Consulting Engineers					
9510 Military Parkway Dallas, Texas 75227					
DESIGN	DRAWN	SCALE	NOTES	FILE	NO
JCG Co Inc	RJH	1" = 100'	R.D.	Windmill Ridge 3A	2

CENTENNIAL HOMES INC.



CURVE DATA						
No.	Inner	Outer	No.	Inner	Outer	
1	Δ 15° 45' 33" R 475.78' T 65.85' L 130.86' D 12.042499° d 0.0602125°	15° 45' 33" 500.78' 525.78' 89.31' 137.74' 11.441321° 0.0572066°	15° 45' 33" 525.78' 72.77' 144.62' 10.829295° 0.0544865°	2	Δ 15° 46' 12" R 485.43' T 67.23' L 133.61' D 11.803102° d 0.498918°	15° 46' 12" 510.43' 74.15' 160.49' 147.33' 10.700895° 0.053504°
3	Δ 38° 19' 30" R 178.94' T 62.18' L 119.70' D 32.019560° d 0.160098°	38° 19' 30" 203.94' 70.87' 136.42' 28.094440° 0.140472°	38° 19' 30" 228.94' 79.56' 153.14' 25.026557° 0.125133°	4	Δ 45° 36' 08" R 57.42' T 24.14' L 45.70' D 98.783699° d 0.498918°	36° 53' 30" 77.42' 25.82' 49.85' 74.006458° 0.370032°
5	Δ 34° 43' 53" R 187.90' T 58.76' L 112.90' D 30.492709° d 0.1524635°	18° 58' 24" 212.90' 35.58' 70.50' 24.003985° 0.134560°	18° 58' 24" 237.90' 39.75' 78.78' 25.026557° 0.1204199°	6	Δ 27° 00' R 570.00' T 136.84' L 268.61' D 10.051895° d 0.050259°	27° 00' 595.00' 142.85' 280.39' 9.241258° 0.046148°
7	Δ 10° 30' R 25.00' T 34.10' L 46.91' D 229.18320° d 1.145916°	10° 30' 50.00' 68.19' 93.81' 114.59160° 0.572958°	10° 30' 25.00' 34.10' 46.91' 229.18320° 1.145916°	8	Δ 23° 00' R 540.00' T 109.86' L 216.77' D 10.810333° d 0.053052°	23° 00' 565.00' 120.04' 226.81' 10.140850° 0.050704°
9	Δ 38° 09' 51" R 125.00' T 43.24' L 83.26' D 45.836640° d 0.229183°	38° 09' 51" 150.00' 60.54' 99.91' 38.19720° 0.190986°	38° 09' 51" 175.00' 60.54' 116.57' 32.740457° 0.163702°	10	Δ 26° 27' R 72.78' T 17.10' L 33.60' D 78.724650° d 0.393623°	26° 27' 97.78' 22.85' 45.14' 58.59646° 0.292983°
11	Δ 38° 09' 51" R 78.00' T 26.98' L 51.96' D 73.456154° d 0.3672808°	38° 09' 51" 103.00' 35.63' 68.61' 45.626990° 0.278135°	38° 09' 51" 128.00' 44.28' 85.26' 44.762344° 0.223817°	12	Δ 17° 36' 34" R 78.00' T 6.20' L 12.29' D 143.23950° d 0.716198°	18° 06' 12" 60.00' 9.56' 18.96' 143.23950° 0.477465°
13	Δ 38° 09' 51" R 40.00' T 13.84' L 26.64' D 143.23950° d 0.716198°	38° 09' 51" 60.00' 20.76' 39.97' 35.49300° 0.477465°	38° 09' 51" 60.00' 20.76' 39.97' 35.49300° 0.477465°	14	Δ 17° 30" R 178.55' T 27.48' L 54.53' D 32.089499° d 0.1604475°	17° 30' 203.55' 34.91' 62.17' 28.148268° 0.140741°
15	Δ 14° 45' 26" R 125.00' T 16.19' L 32.20' D 45.836640° d 0.229183°	14° 45' 26" 150.00' 19.42' 38.63' 38.19720° 0.190986°	14° 45' 26" 175.00' 22.66' 45.07' 32.740457° 0.163702°	16	Δ 22° 29' 01" R 110.00' T 22.063' L 43.558' D 5.1617838° d 0.0258089°	22° 29' 01" 113.00' 225.60' 445.39' 5.048088° 0.025240°
17	Δ 22° 33' 57" R 125.00' T 24.94' L 49.23' D 45.836640° d 0.229183°	22° 33' 57" 150.00' 29.93' 59.08' 38.19720° 0.190986°	22° 33' 57" 175.00' 34.91' 68.92' 32.740457° 0.163702°	18	Δ 17° 30" R 178.55' T 27.48' L 54.53' D 32.089499° d 0.1604475°	17° 30' 203.55' 34.91' 62.17' 28.148268° 0.140741°
19	Δ 27° 00' R 840.00' T 201.67' L 395.84' D 6.820929° d 0.034105°	27° 00' 865.00' 207.67' 407.62' 6.6237919° 0.033119°	27° 00' 890.00' 213.67' 419.40' 6.437730° 0.032189°	20	Δ 27° 00' R 840.00' T 201.67' L 395.84' D 6.820929° d 0.034105°	27° 00' 865.00' 207.67' 407.62' 6.437730° 0.032189°
21	Δ 27° 00' R 840.00' T 201.67' L 395.84' D 6.820929° d 0.034105°	27° 00' 865.00' 207.67' 407.62' 6.6237919° 0.033119°	27° 00' 890.00' 213.67' 419.40' 6.437730° 0.032189°	22	Δ 27° 00' R 840.00' T 201.67' L 395.84' D 6.820929° d 0.034105°	27° 00' 865.00' 207.67' 407.62' 6.437730° 0.032189°

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

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ Date _____

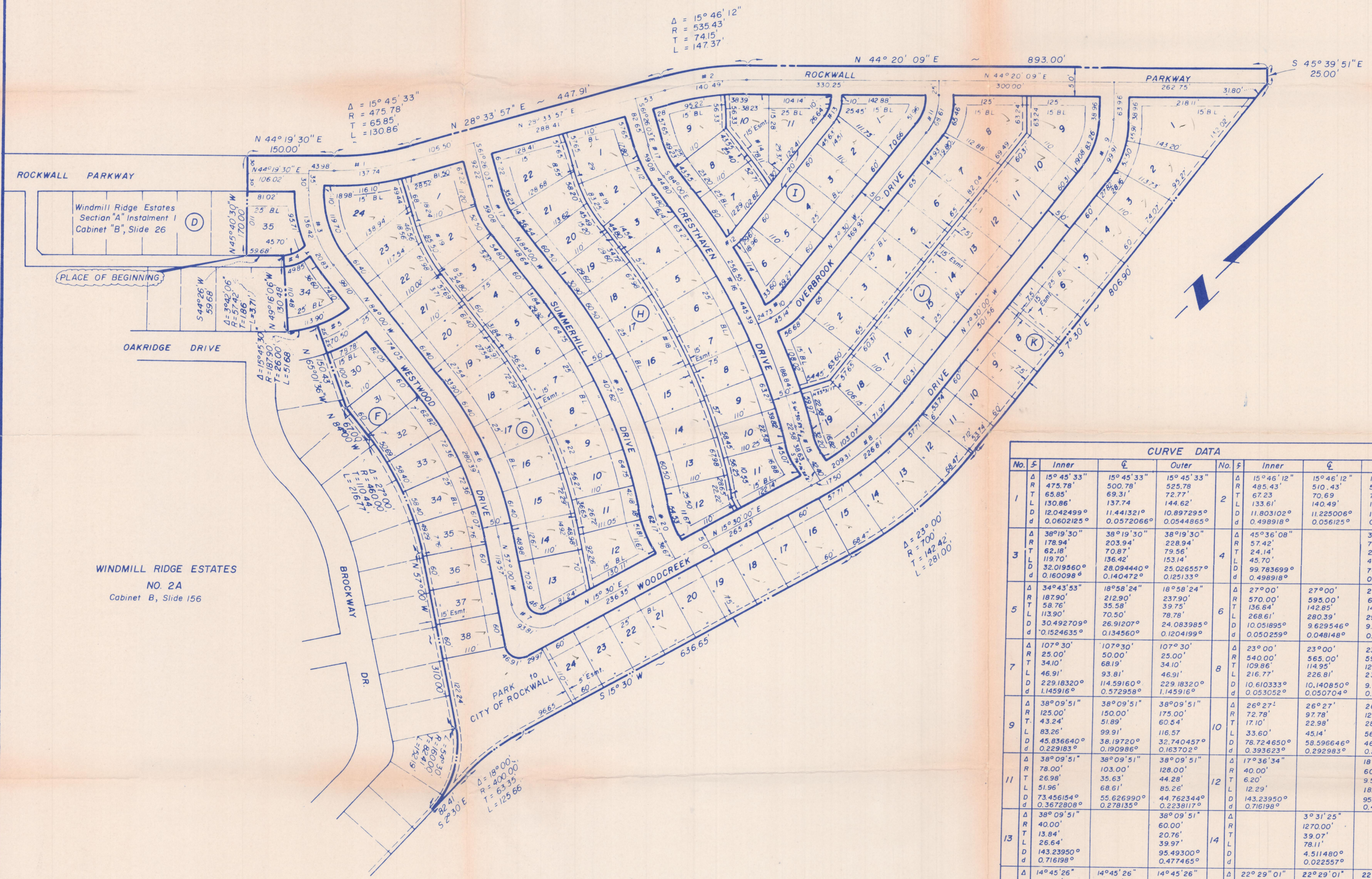
APPROVED:

Chairman, Planning & Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of Windmill Ridge Estates No. 3A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____, 1985.

MAYOR _____ CITY SECRETARY, City of Rockwall, Texas _____

CENTENNIAL HOMES INC.



CURVE DATA					
No.	Δ	Inner	Outer	No.	Δ
1	15° 45' 33"	150' 45' 33"	150' 45' 33"	2	15° 46' 12"
R	475.78'	500.78'	525.78'	R	485.43'
T	65.85'	69.31'	72.77'	T	67.23'
L	130.86'	137.74'	144.62'	L	133.61'
D	12.042499°	11.441321°	10.897295°	D	11.803102°
d	0.062125°	0.0572066°	0.0544865°	d	0.498918°
3	38° 19' 30"	38° 19' 30"	38° 19' 30"	4	45° 36' 08"
R	178.94'	203.94'	228.94'	R	57.42'
T	62.18'	70.87'	79.56'	T	24.14'
L	119.70'	136.42'	153.14'	L	45.70'
D	32.019560°	28.094440°	25.026557°	D	99.783699°
d	0.160098°	0.140472°	0.125133°	d	0.498918°
5	34° 43' 43"	18° 58' 24"	18° 58' 24"	6	27° 00'
R	187.90'	212.90'	237.90'	R	57.00'
T	58.76'	35.58'	39.75'	T	136.64'
L	113.90'	70.50'	78.78'	L	268.61'
D	30.492709°	26.91207°	24.083985°	D	10.051895°
d	0.1524635°	0.134560°	0.1204199°	d	0.050259°
7	107° 30'	107° 30'	107° 30'	8	23° 00'
R	25.00'	50.00'	75.00'	R	540.00'
T	34.10'	68.10'	102.10'	T	109.86'
L	46.91'	93.81'	140.71'	L	216.77'
D	229.18320°	114.59160°	229.18320°	D	10.610333°
d	1.145916°	0.572958°	1.145916°	d	0.053052°
9	38° 09' 51"	38° 09' 51"	38° 09' 51"	10	26° 27'
R	125.00'	150.00'	175.00'	R	72.78'
T	43.24'	51.89'	60.54'	T	17.10'
L	83.26'	99.91'	116.57'	L	33.60'
D	45.836640°	38.19720°	32.740457°	D	78.724650°
d	0.229183°	0.190986°	0.163702°	d	0.393623°
11	38° 09' 51"	38° 09' 51"	38° 09' 51"	12	17° 36' 34"
R	78.00'	103.00'	128.00'	R	40.00'
T	26.98'	35.63'	44.28'	T	6.20'
L	51.96'	68.61'	85.26'	L	12.29'
D	73.456154°	55.626990°	44.762344°	D	143.23950°
d	0.3672808°	0.278135°	0.223811°	d	0.716198°
13	38° 09' 51"	38° 09' 51"	38° 09' 51"	14	3° 31' 25"
R	40.00'	60.00'	80.00'	R	1270.00'
T	13.84'	20.76'	27.68'	T	39.07'
L	26.64'	39.97'	53.30'	L	78.11'
D	143.23950°	95.49300°	47.74465°	D	4.511480°
d	0.716198°	0.477465°	0.22255°	d	0.02255°
15	14° 45' 26"	14° 45' 26"	14° 45' 26"	16	22° 29' 01"
R	125.00'	150.00'	175.00'	R	110.00'
T	16.19'	19.42'	22.66'	T	220.63'
L	32.20'	38.63'	45.07'	L	435.58'
D	45.836640°	38.19720°	32.740457°	D	5.1617838°
d	0.229183°	0.190986°	0.163702°	d	0.0258089°
17	22° 33' 57"	22° 33' 57"	22° 33' 57"	18	27° 00'
R	125.00'	150.00'	175.00'	R	1000.00'
T	24.94'	29.93'	34.91'	T	240.08'
L	49.23'	59.08'	68.92'	L	471.24'
D	45.836640°	38.19720°	32.740457°	D	5.729580°
d	0.229183°	0.190986°	0.163702°	d	0.026648°
19	17° 30'	17° 30'	17° 30'	20	17° 30'
R	178.55'	203.55'	228.55'	R	173.00'
T	27.48'	31.33'	35.18'	T	27.48'
L	54.53'	62.17'	69.81'	L	54.53'
D	32.089499°	28.148268°	25.069263°	D	0.1604475°
d	0.034105°	0.033119°	0.032189°	d	0.032189°
21	27° 00'	27° 00'	27° 00'	22	27° 00'
R	840.00'	865.00'	890.00'	R	730.00'
T	201.67'	207.67'	213.67'	T	175.26'
L	395.84'	407.64'	419.44'	L	344.00'
D	6.820929°	6.6237919°	6.437330°	D	7848739°
d	0.034105°	0.033119°	0.032189°	d	0.032189°

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 Lot 18, Block D of Windmill Ridge Estates, Section "A", Installation 1, as recorded in Cabinet "B", Slide 26 of the Deed Records of Rockwall County, Texas, an iron stake for corner;

THENCE, N. 45° 40' 30" W., along said Windmill Ridge Estates, Section "A", Installation 1, Northeast line, a distance of 170.00 feet to an iron stake for corner;

THENCE, N. 44° 19' 30" E., a distance of 150.00 feet to the beginning of a curve to the left, having a central angle of 15° 45' 33" and a radius of 475.78 feet, an iron stake for corner;

THENCE, Around said curve an arc distance of 130.86 feet to an iron stake for corner;

THENCE, N. 28° 33' 57" E., a distance of 447.91 feet to the beginning of a curve to the right, having a central angle of 15° 46' 12" and a radius of 535.43 feet, an iron stake for corner;

THENCE, Around said curve an arc distance of 147.37 feet to an iron stake for corner;

THENCE, N. 44° 20' 09" E., a distance of 893.00 feet to an iron stake for corner;

THENCE, S. 45° 39' 51" E., a distance of 25.00 feet to an iron stake for corner;

THENCE, S. 7° 30' E., a distance of 806.90 feet to the beginning of a curve to the right, having a central angle of 23° 00' and a radius of 700.00 feet, an iron stake for corner;

THENCE, Around said curve an arc distance of 281.00 feet to an iron stake for corner;

THENCE, S. 15° 30' W., a distance of 636.65 feet to the beginning of a curve to the left, having a central angle of 18° 00' and a radius of 400.00 feet, an iron stake for corner;

THENCE, Around said curve, an arc distance of 125.66 feet to an iron stake for corner;

THENCE, S. 2° 30' E., a distance of 82.41 feet to a point on the property line of Windmill Ridge Estates No. 2A, as recorded in Cabinet "B", Slide 156 of the Deed Records of Rockwall County, Texas, an iron stake for corner;

THENCE, Along the Northerly line of said Windmill Ridge Estates No. 2A, the following:

Along a curve to the left having a central angle of 54° 30', a radius of 160.00 feet and a back tangent bearing N. 2° 30' W., an arc distance of 152.19 feet to an iron stake for corner;

N. 57° 00' W., a distance of 310.00 feet to the beginning of a curve to the left, having a central angle of 27° 00' and a radius of 460.00 feet, an iron stake for corner;

Around said curve, an arc distance of 216.77 feet to an iron stake for corner;

N. 84° 00' W., a distance of 67.00 feet to an iron stake for corner;

N. 65° 01' 36" W., a distance of 150.43 feet to an iron stake for corner;

Along a curve to the right, having a central angle of 15° 45' 30", a radius of 187.90 feet and a back tangent bearing S. 24° 58' 24" W., an arc distance of 51.68 feet to an iron stake for corner;

N. 49° 16' 06" W., a distance of 130.48 feet to an iron stake for corner;

Along a curve to the right, having a central angle of 3° 42' 06", a radius of 57.42 feet and a back tangent bearing S. 40° 43' 54" W., an arc distance of 3.71 feet to an iron stake for corner;

S. 44° 26' W., a distance of 59.68 feet to the Place of Beginning and containing 26.8232 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. 3A, 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 installation 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 _____, 1985.

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 _____ day of _____, 1985.

Notary Public in and for said County and State

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Charles M. Davis, 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.

Charles M. Davis, Registered Public Surveyor No. 4323

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Charles M. Davis, 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 _____, 1985.

Notary Public in and for said County and State

NOTES:

All Lot lines are radial or perpendicular to the Streets unless otherwise noted by bearing.

All Easements are Drainage and Utility Easements.

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. 3A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____, 1985.

MAYOR _____ CITY SECRETARY, City of Rockwall, Texas _____

III Lots recorded in Cabinet _____, Slide _____, Rockwall County, Texas

Approved copy

FILE PLAT

WINDMILL RIDGE ESTATES NO. 3A
JAMES SMITH SURVEY ABST. 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
JCC	RJH		1" = 100'	RD	Windmill Ridge 3A	2

6173

- IX. 85-68-FP - Consider Approval of a Final Plat for Windmill Ridge Phase 3A on FM-3097 submitted by Centennial Homes

Action Needed: Motion to approve or deny final plat subject to engineering.

Centennial Homes has constructed Windmill Ridge in Planned Development No. 13. A preliminary plan was submitted on the property in 1981. It set out that single family homes with a minimum 6,600 square foot lot would be located west of the creek. The owners came before you several months ago with a development plan showing the exact layout of all of the lots and streets. At that time we discussed escrowing requirements on the 6 lane divided which would be located between them and Church on the Rock.

Centennial Homes is now returning with a final plat for Phase 3A of Windmill Ridge. It does not contain those cul de sacs streets which have lots adjoining the 6 lan divided roadway. They therefore will not be escrowing money for road improvements at this time.

The plat as submitted does meet our technical requirements. We asked that the open area be labeled "park". The engineering has been submitted to our engineers for review.

P+Z Minutes 9/12/85

stated that Mr. Roffino was unaware that he had to get approval before covering the spaces. Mr. Roffino addressed the Commission, explaining his request. After a brief discussion, Norm Seligman made a motion to approve the revised development plan as submitted. J. D. Jacobs seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a site plan/preliminary plat for Pebblebrook Square Shopping Center on the corner of Goliad and Yellowjacket Lane submitted by Richard and David Ellis. David Ellis presented the request to the Planning and Zoning Commission, reviewing the proposed shopping center. Mrs. Couch reviewed the plan, indicating that a number of comments had been made by Staff and by the Traffic Planner for the City, all of which had been included in the proposed shopping center plans. She indicated that the Staff would prefer to see the rear access off of Yellowjacket Lane be widened to provide combined access to both the shopping center and Pebblebrook from the one entrance. There was some discussion as to whether or not Folsom Investments would agree to the shared access. After a brief discussion, Norm Seligman made a motion to approve the site plan as revised with the stipulation that the rear entrance off of Yellowjacket Lane be widened to provide dual access and subject to approval of that adjustment by Folsom Investments. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a revised site plan for Lakeshore Business Park on White Hills Drive and I-30 submitted by Rosa Bielac and Michael Mullen. Mrs. Couch explained to the Commission that the property owners wished to revise the approved site plan and eliminate the two remaining unconstructed one story buildings and construct a single three story building instead. She indicated that the plan as submitted did meet all of the technical requirements of the City. There was some discussion about the possibility of a fence separating the proposed office buildings from the adjacent day care center. There was some question as to whether or not there would be room to construct such a fence on the property owner's property. After some discussion, Norm Seligman moved approval of the revised site plan as submitted. Hank Crumbley seconded the motion. The same was voted on and carried, with J. D. Jacobs, Tom Quinn, Hank Crumbley, Norm Seligman voting for, and Teddy Carlaw voting against.

The Commission then considered approval of a final plat for Windmill Ridge, Phase 3A on FM-3097 submitted by Centennial Homes. Mrs. Couch explained that Centennial Homes was ready to plat the third phase of their subdivision which would leave approximately a remaining 90 lots within the development unplatted. Those lots would be located along the proposed 6-lane divided thoroughfare along the northwest property line of Centennial. There was some discussion about the construction of the proposed 6-lane divided thoroughfare and its timing among the Commission members. After a brief discussion, Norm Seligman moved approval of the final plat as submitted subject to engineering. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 9:30 P.M.

APPROVED:

ATTEST:

City Secretary

Chairman

Agenda Notes
City Council - 10/15/85

VI. 85-68-FP - Consider Approval of a Final Plat for Windmill Ridge Phase 3A on FM-3097 submitted by Centennial Homes

Action Needed: Motion to approve or deny final plat ~~subject~~
~~to engineering.~~

Centennial Homes has constructed Windmill Ridge in Planned Development No. 13. A preliminary plan was submitted on the property in 1981. It set out that single family homes with a minimum 6,600 square foot lot would be located west of the creek. The owners came before you several months ago with a development plan showing the exact layout of all of the lots and streets. At that time we discussed escrowing requirements on the 6-lane divided which would be located between them and Church on the Rock.

Centennial Homes is now returning with a final plat for Phase 3A of Windmill Ridge. It does not contain those cul de sac streets which have lots adjoining the 6-lane divided roadway. They therefore will not be escrowing money for road improvements at this time.

The plat as submitted does meet our technical requirements. We asked that the open area be labeled "park". The engineering has been approved.

There was some discussion at the Commission on when the remaining lots would be platted. There are approximately 90 lots which have not been platted. The Planning and Zoning Commission has recommended approval of the plat.

*note dedication
of park plat*

The Council then considered approval of a landscape plan and final plat for Rockwall Memorial Hospital located on Yellowjacket Lane. Couch explained the item. She stated that both the landscape plan and the final plat had been recommended for approval by the Planning and Zoning Commission with the following stipulations:

1. That the service entrance be removed.
2. That the buffer along the east property line be specified.

She said that the hospital had indicated that they would erect a buffer consisting of a six foot masonry fence and berm.

Fox made a motion that the landscape plan and the final plat for Rockwall Memorial Hospital be approved as corrected. Bullock seconded the motion. The motion was voted on and passed unanimously.

Welborn commended the hospital and the landscape architect on the landscape plan. Davis stated for the record that he did not feel that the City should get involved in telling developers what kind of trees to plant.

Davis abstained on the next matter and left the Council Chamber at this point.

The Council then considered approval of a final plat for Windmill Ridge, Phase 3A on FM-3097 submitted by Centennial Homes. Tuttle asked what the escrow requirement on the road previously discussed by Vice Chairman Smith of the Planning and Zoning Commission was. Couch estimated \$250,000. Tuttle stated that he had no problem with approval provided that there was enough property left to ensure that the money for the road would be placed in escrow.

Gournay made a motion that the final plat for Windmill Ridge Phase 3A be approved. Bullock seconded the motion. The motion was voted on and passed unanimously. Davis was out of the Council Chamber and abstained from discussing or voting on the matter.

The Council then considered approval of an assignment of concession for Rockwall Fishing Marina. Davis returned to the Council Chambers. Eisen explained the transfer of the assignment. He stated that it was the recommendation of the Staff that the assignment be approved with the stipulations shown therein.

Gournay made a motion that the approval of the assignment agreement of the concession for Rockwall Fishing Marina be approved. Eubanks seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of bids for street materials and hauling. Eisen recommended the award of all bids to Jayroe Sand and Gravel. Eubanks made a motion to award the bid to Jayroe Sand and Gravel for street materials and hauling. Fox seconded the motion. The motion was voted on and passed unanimously.

Council Minute 10/15/85

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

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.
GARY N. REEVES, P.E.

JOE B. MAPES, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
LEO A. DOTSON, P.E.
JERRY L. FLEMING, P.E.
DAVID R. GATTIS
A. LEE HEAD, P.E.
JOHN L. JONES, P.E.
RONNIE M. LEMONS, P.E.
MICHAEL G. MORRISON, P.E.
C. DIANE PALMER, P.E.
ROBERT F. PENCE, P.E.

August 30, 1985

Mr. William R. Eisen
City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

Re: First Review
Windmill Ridge, Phase 3-A
ROK 85884

Dear Mr. Eisen:

We have received the plans for the referenced project and have completed the first review. We offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practice.

PAVING SYSTEM

1. A vertical curve should be connected at the intersection of Rockwall Parkway and Westwood Drive.
2. Sidewalks should be shown on the paving details adjacent to each curb.
3. The radius of the horizontal curves along Overbrook Drive do not conform to the design standards of 150' as indicated on Sheet 11.

DRAINAGE SYSTEM

1. The offsite drainage areas noted should be clearly defined on the drainage area map.
2. It appears that some areas of Brockway Branch are going to be filled in order to develop the block east of Woodcreek Drive. The Developer should indicate any channel improvements or realignment of Brockway Branch on the plans.
3. The Developer should provide the computation sheet for determining the capacity of all the curb opening inlets illustrated in the Design Standards, Figure 3.6.

Mr. William R. Eisen
August 30, 1985
Page 2

4. A standard construction detail of the 8-foot diameter storm sewer manhole should be included in the plans.

SANITARY SEWER SYSTEM

1. In cases where water pipelines either cross or otherwise come within nine (9) feet of a sanitary sewer pipeline, then a special construction method should be applied to the sewer pipe so that the pressure pipe at all locations the water pipe and sewer pipe are less than nine (9) feet apart. The sewer pipe in such cases may be either cast iron or PVC with a minimum working pressure class of 150 psi.
2. Sanitary sewer standard construction details have not been included in the plans.

Various other comments have been made on the attached plans for review and consideration. Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend that the Developer provide corrections and additions to the plans as noted. Our recommendations do not in any way relieve the Developer or his agent from responsibility and 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 assistance.

Sincerely,

FRESE AND NICHOLS, INC.


W. L. Douphrate, II

WLD:dd

xc: Ed Heath
R. L. Nichols
T. A. Reid

TO: ■

■ Norm Olsen
■ Centennial Homes
■ 5720 LBJ Freeway, Ste. 610
■ Dallas, Tx. 75340

■ August 30, 1985

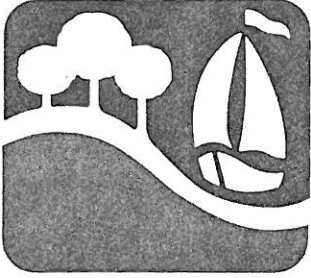
> Subject: Windmill Ridge Phase 3A Final Plat

Staff comments:

1. Change label from "open area" to "park"
2. Submit plat to all utility companies immediately to avoid delays in assigning easements

Please submit 8 copies of the file plat only by September 5th. The case will be heard by the P&Z Commission on September 12th at 7:30 P.M.


Karen Martin



CITY OF ROCKWALL
"THE NEW HORIZON"

October 21, 1985

Mr. Clayton Sanders
Centennial Homes
P. O. Box 809078
Dallas, Texas 75380

Dear Mr. Sanders:

As you are aware, the Rockwall City Council approved the final plat for Windmill Ridge, Phase III. I will need to have 2 signed mylars and 6 signed blue line copies of the plat returned to my office for recording at the County.

Let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

JC/mmp

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
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RONNIE M. LEMONS, P.E.
MICHAEL G. MORRISON, P.E.
C. DIANE PALMER, P.E.
ROBERT F. PENCE, P.E.

November 6, 1985

Mr. William R. Eisen
City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

Re: Second Review
Windmill Ridge, Phase 3-A
ROK 85884

Dear Mr. Eisen:

We have received the plans for the referenced project and have completed the second review. We offer the following comments regarding compliance with the City of Rockwall's Standards of Design and good engineering practice.

All of the comments of the first review in our letter of August 30, 1985 have been addressed. Our recommendations do not in any way relieve the Developer or his agent from responsibility and compliance with the City of Rockwall's Standards of Design and good engineering practice.

Please contact me if you have any questions.

Sincerely,

FREESE AND NICHOLS, INC.



W. L. Douphrate, II

WLD:dd

xc: Ed Heath
R. L. Nichols
T. A. Reid

PLANNING AND ZONING ACTION SHEET

Applicant: Centennial Homes Case No. 85-68-FP
Property Description Windmill Ridge III A
Case Subject Matter Final Plat

CASE ACTION

Date to P&Z: Sept 12, 1985 Approved Disapproved Tabled

Conditions: _____

Date to City Council Oct 15 Approved Disapproved Tabled

Conditions: _____

Ordinance No. _____ Date: _____

ITEMS IN FILE

- | <u>Zoning Cases</u> | <u>Plat/Site Plan Cases</u> |
|---|---|
| <input type="checkbox"/> Application | <input checked="" type="checkbox"/> Application |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Filing Fee |
| <input type="checkbox"/> Filing Fee | <input type="checkbox"/> Plat/Plan |
| <input type="checkbox"/> Notice to Paper | <input checked="" type="checkbox"/> Engineer's Review |
| <input type="checkbox"/> Notice to Residents | <u>N/A</u> <input type="checkbox"/> Consultant's Review |
| <input type="checkbox"/> List of Residents Notified | <input type="checkbox"/> <u>agenda notes</u> |
| <input type="checkbox"/> Residents' Responses | <input type="checkbox"/> <u>minutes</u> |
| <input type="checkbox"/> Consultant's Review | <input type="checkbox"/> <u>correspondence</u> |
| <input type="checkbox"/> | |

Land Development

CO REFERENCE

INVOICE NO.

DATE

AMOUNT

DISCOUNT/
INS. WITHHELD

RETENTION

BALANCE

8/13/85

\$655.00



Weyerhaeuser

A Weyerhaeuser Company

centennial homes, inc.

No. 22223



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

(214) 722-1111

Metro 226-7885

Cash Receipt

001692

Name Centennial Homes, Inc. Date 8-19-85

Mailing Address _____

Job Address Windmill Ridge Phase III-A Permit No. _____

Check 222 23 Cash Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	3201		RCH	00-3211	
Beverage Tax	3204		Blackland	00-3214	
Building Permit	3601		Water Tap	00-3311	
Fence Permit	3602		10% Fee	00-3311	
Electrical Permit	3604		Sewer Tap	00-3314	
Plumbing Permit	3607		Reconnect Fees	00-3318	
Mechanical Permit	3610		Water Availability	33-3835	
Zoning, Planning, Board of Adj.	3616		Sewer Availability	33-3836	
Subdivision Plats	3619	655.00	Meter Deposit	00-2201	
Sign Permits	3628		Portable Meter Deposit	00-2202	
Health Permits	3631		Misc. Income	00-3819	
Garage Sales	3625		Extra Trash	00-1129	
Misc. Permits	3625				
Misc. Licenses	3613				
Misc. Income	3819				
TOTAL GENERAL			TOTAL WATER		
		655.00			

TOTAL DUE

Received by _____

SANITARY SEWER

DESIGN DATA

1. 2.8 people / lot
2. 100 gal. / person / day
3. Max. Day = 2.25 Avg. Day
4. Infiltration = 0.0035 gpm / ft. of main

OFF-SITE DESIGN

29.3 Acres
15 people / acre
100 gal / person / day
Avg. Day = 30.52 gpm
Max. Day = 68.67 gpm
Infiltration = 16.28 gpm
Max. Wet-Day = 84.96 gpm

SUMMARY

Flow in GPM

	Max. Dry-Day	Infiltration	Max. Wet-Day
Windmill Ridge 3-A	48.55	18.80	67.35
Windmill Ridge 4-A	39.80	9.00	48.80
Off-Site	68.67	16.28	84.95
TOTALS	157.02	44.08	201.10

LINE "X"

SANITARY SEWER SYSTEM SUMMARY

MANHOLE		RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow		Peak Infiltration/ Inflow (gpm)	Total Design Flow Maximum Wet-Weather Day (gpm)
		CUMMULATIVE POPULATION	AVERAGE DRY-DAY FLOW (gpm)	MAXIMUM DRY-DAY FLOW (gpm)	Units*	Average Flow (gpm)		
FROM	TO							
0+00	5+25			146.09			41.53	187.62

* Designate base measurement from which flow is calculated.

LINE "A"

SANITARY SEWER SYSTEM SUMMARY

MANHOLE		RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow		Peak Infiltration/ Inflow (gpm)	Total Design Flow Maximum Wet-Weather Day (gpm)
		CUMMULATIVE POPULATION	AVERAGE DRY-DAY FLOW (gpm)	MAXIMUM DRY-DAY FLOW (gpm)	Units*	Average Flow (gpm)		
FROM	TO							
0+00	4+60	37 Lots	7.19	84.85			1453 21.38	106.23
4+60	9+60	23 Lots	4.47	78.73			998 19.77	98.50
9+60	14+58.42	14 Lots	2.72	74.79			498 18.02	92.81
	off-site			68.67			16.28	

* Designate base measurement from which flow is calculated.

LINE "B"

SANITARY SEWER SYSTEM SUMMARY

MANHOLE		RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow		Peak Infiltration/ Inflow (gpm)	Total Design Flow Maximum Wet-Weather Day (gpm)
		CUMMULATIVE POPULATION	AVERAGE DRY-DAY FLOW (gpm)	MAXIMUM DRY-DAY FLOW (gpm)	Units*	Average Flow (gpm)		
FROM	TO							
0+00	3+00	140 Lots	27.22	61.24			5235 18.32	79.56
3+00	5+82	101 Lots	19.63	44.18			3785' 13.25	57.43
5+82	10+50	37 Lots	7.19	16.18			1168' 4.09	20.27
10+50	15+00	23 Lots	4.47	10.04			700' 2.45	12.51
15+00	17+50	11 Lots	2.14	4.81			250' 0.88	5.69

* Designate base measurement from which flow is calculated.

LINE "H"

SANITARY SEWER SYSTEM SUMMARY

MANHOLE		RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow		Peak Infiltration/ Inflow (gpm)	Total Design Flow Maximum Wet-Weather Day (gpm)
FROM	TO	CUMMULATIVE POPULATION	AVERAGE DRY-DAY FLOW (gpm)	MAXIMUM DRY-DAY FLOW (gpm)	Units*	Average Flow (gpm)		
0+00	3+75	11 lots	2.14	4.81			1.31	6.12

* Designate base measurement from which flow is calculated.

LINE "C"

SANITARY SEWER SYSTEM SUMMARY

MANHOLE		RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow		Peak Infiltration/ Inflow (gpm)	Total Design Flow Maximum Wet-Weather Day (gpm)
		CUMMULATIVE POPULATION	AVERAGE DRY-DAY FLOW (gpm)	MAXIMUM DRY-DAY FLOW (gpm)	Units*	Average Flow (gpm)		
FROM	TO							
0+00	5+00	35 Lots	6.80	15.31			1150	19.34
5+00	9+50	19 Lots	3.69	8.31			650 2.28	10.6
9+50	11+50	9 Lots	1.75	3.94			200 0.70	4.64

* Designate base measurement from which flow is calculated.

LINE "D"

SANITARY SEWER SYSTEM SUMMARY

MANHOLE		RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow		Peak Infiltration/ Inflow (gpm)	Total Design Flow Maximum Wet-Weather Day (gpm)
		CUMMULATIVE POPULATION	AVERAGE DRY-DAY FLOW (gpm)	MAXIMUM DRY-DAY FLOW (gpm)	Units*	Average Flow (gpm)		
FROM	TO							
0+00	2+92 ⁹⁶	59 Lots	11.47	25.31			2335 8.17	33.98
2+92 ⁸⁰	7+50	20 Lots	3.89	8.75			707' 2.47	11.22
7+50	10+00	10 Lots	1.94	4.37			250' 0.88	5.24

* Designate base measurement from which flow is calculated.

LINE "E"

SANITARY SEWER SYSTEM SUMMARY

MANHOLE		RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow		Peak Infiltration/ Inflow (gpm)	Total Design Flow Maximum Wet-Weather Day (gpm)
		CUMMULATIVE POPULATION	AVERAGE DRY-DAY FLOW (gpm)	MAXIMUM DRY-DAY FLOW (gpm)	Units*	Average Flow (gpm)		
FROM	TO							
0+00	5+14	35 Lots	6.80	15.31			1335'	
5+14	8+00	10 Lots	1.94	4.37			286'	19.98
							1.00	5.37

* Designate base measurement from which flow is calculated.

LINE "F"

SANITARY SEWER SYSTEM SUMMARY

MANHOLE		RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow		Peak Infiltration/ Inflow (gpm)	Total Design Flow Maximum Wet-Weather Day (gpm)
		CUMMULATIVE POPULATION	AVERAGE DRY-DAY FLOW (gpm)	MAXIMUM DRY-DAY FLOW (gpm)	Units*	Average Flow (gpm)		
FROM	TO							
0+00	2+70	11 Lots	2.14	4.81			535' 1.87	6.68
2+70	5+35	9 Lots	1.74	3.94			265' 0.93	4.87

* Designate base measurement from which flow is calculated.

LINE "G"

SANITARY SEWER SYSTEM SUMMARY

MANHOLE		RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow		Peak Infiltration/ Inflow (gpm)	Total Design Flow Maximum Wet-Weather Day (gpm)
		CUMMULATIVE POPULATION	AVERAGE DRY-DAY FLOW (gpm)	MAXIMUM DRY-DAY FLOW (gpm)	Units*	Average Flow (gpm)		
FROM	TO							
0+00	3+50	14 lots = 39.2 people	2.72	6.12			1.23	7.35

* Designate base measurement from which flow is calculated.