

Δ = 39° 09' 00"
 R = 533.14'
 L = 364.29'
 C = 357.25'
 B = N18° 58' 55" E

CITY OF ROCKWALL GRID SYSTEM COORDINATES
 2602549.50 | 7036195.08
 ELEV = 0.0

JERRY & STEPHEN FISHER VOL. 3060, PG. 140
 LEE ALLEN McBEE VOL. 91, PG. 212
 LAURA CULLEN VOL. 1201, PG. 074

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| 1. | N 44° 30' 50" E | 42.35' |
| 2. | N 45° 29' 10" W | 42.51' |
| 3. | N 44° 03' 56" E | 42.68' |
| 4. | N 45° 56' 04" W | 42.17' |
| 5. | N 45° 07' 46" E | 13.79' |
| 6. | S 44° 52' 14" W | 14.48' |
| 7. | S 46° 16' 33" W | 33.36' |
| 8. | S 31° 05' 48" E | 13.36' |
| 9. | S 16° 58' 20" W | 31.36' |
| 10. | N 59° 47' 33" E | 14.81' |
| 11. | S 28° 38' 58" W | 29.95' |
| 12. | N 44° 28' 33" E | 14.14' |
| 13. | S 45° 31' 27" W | 14.14' |
| 14. | N 52° 35' 52" W | 20.02' |
| 15. | S 57° 40' 22" W | 14.26' |
| 16. | N 27° 24' 04" E | 15.23' |
| 17. | N 17° 03' 31" W | 32.60' |
| 18. | N 63° 33' 47" E | 14.11' |
| 19. | S 25° 03' 18" W | 14.41' |
| 20. | N 65° 57' 54" E | 14.13' |
| 21. | S 25° 25' 41" W | 13.81' |
| 22. | N 20° 47' 52" E | 19.73' |
| 23. | N 01° 06' 00" W | 23.55' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|--------------|----------|---------|---------|----------------|
| 1. | 08° 58' 25" | 500.00' | 78.31' | 78.23' | N85° 08' 03" E |
| 2. | 21° 05' 19" | 500.00' | 184.03' | 183.00' | N80° 38' 51" E |
| 3. | 13° 00' 42" | 500.00' | 113.55' | 113.31' | S84° 46' 12" E |
| 4. | 24° 51' 04" | 325.00' | 140.96' | 139.86' | N76° 33' 26" E |
| 5. | 25° 20' 39" | 325.00' | 143.76' | 142.59' | N76° 48' 14" E |
| 6. | 16° 32' 04" | 276.00' | 79.65' | 79.37' | N08° 47' 29" W |
| 7. | 21° 19' 19" | 276.00' | 102.71' | 102.12' | N10° 08' 13" E |
| 8. | 21° 33' 07" | 250.00' | 94.04' | 93.49' | S79° 44' 53" E |
| 9. | 21° 19' 19" | 275.00' | 102.34' | 101.75' | N10° 08' 13" E |
| 10. | 22° 18' 13" | 250.00' | 97.32' | 96.71' | S80° 07' 26" E |
| 11. | 06° 04' 58" | 500.00' | 53.08' | 53.06' | S85° 40' 58" W |
| 12. | 06° 04' 58" | 500.00' | 53.08' | 53.06' | S85° 40' 58" W |
| 13. | 02° 48' 38" | 1000.00' | 49.05' | 49.05' | N89° 52' 14" W |
| 14. | 02° 48' 42" | 1077.40' | 52.87' | 52.87' | S89° 58' 11" E |
| 15. | 18° 02' 48" | 325.00' | 102.37' | 101.94' | S82° 15' 09" E |
| 16. | 17° 17' 41" | 325.00' | 98.10' | 97.73' | S81° 52' 36" E |
| 17. | 17° 29' 47" | 251.00' | 76.65' | 76.35' | N08° 13' 27" E |
| 18. | 48° 22' 30" | 9.50' | 8.02' | 7.78' | S66° 20' 12" E |
| 19. | 177° 10' 14" | 61.00' | 194.65' | 121.96' | N46° 26' 10" E |
| 20. | 44° 27' 16" | 9.50' | 7.37' | 7.19' | N22° 45' 50" W |
| 21. | 90° 00' 00" | 25.50' | 40.06' | 36.06' | N44° 28' 33" E |
| 22. | 45° 51' 26" | 9.50' | 7.60' | 7.40' | N22° 24' 16" E |
| 23. | 90° 00' 00" | 25.50' | 40.06' | 36.06' | N45° 31' 27" W |
| 24. | 30° 38' 59" | 9.50' | 5.08' | 5.02' | N74° 09' 04" E |
| 25. | 16° 24' 07" | 61.00' | 175.03' | 120.87' | N43° 43' 27" E |
| 26. | 90° 00' 00" | 25.00' | 39.27' | 35.36' | N43° 43' 27" E |

FINAL PLAT OF
WINDING CREEK SUBDIVISION
 LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
 LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
 LOTS 1-24 BLOCK E
 BEING A REPLAT OF
WINDING CREEK SUBDIVISION
 BEING
 78.831 ACRES or 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 SITUATED IN THE
W.M. DALTON SURVEY, ABSTRACT NO. 72
 IN THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**

APPLICANT/OWNERS
FALCON PLACE SF, LTD. **GORDON C. FOGG**
 8214 WESTCHESTER DRIVE., SUITE 900 PO BOX 842
 DALLAS, TEXAS 75225 ROCKWALL, TEXAS 75087
 214-522-4945

SHADDOCK HOMES, LTD. **WINDSOR HOMES CUMBERLAND, LLC**
 2400 DALLAS PARKWAY, STE. 460 5310 HARVEST HILL ROAD, SUITE 162
 PLANO, TX 75093 DALLAS, TEXAS 75230
 972-526-7700 214-888-8842

TOTAL ACRES **78.831**

TOTAL RESIDENTIAL LOTS **132**

DENSITY **1.674**

AUGUST 2024 SCALE 1" = 100'

CASE #P2024-027 SHEET 1 OF 3

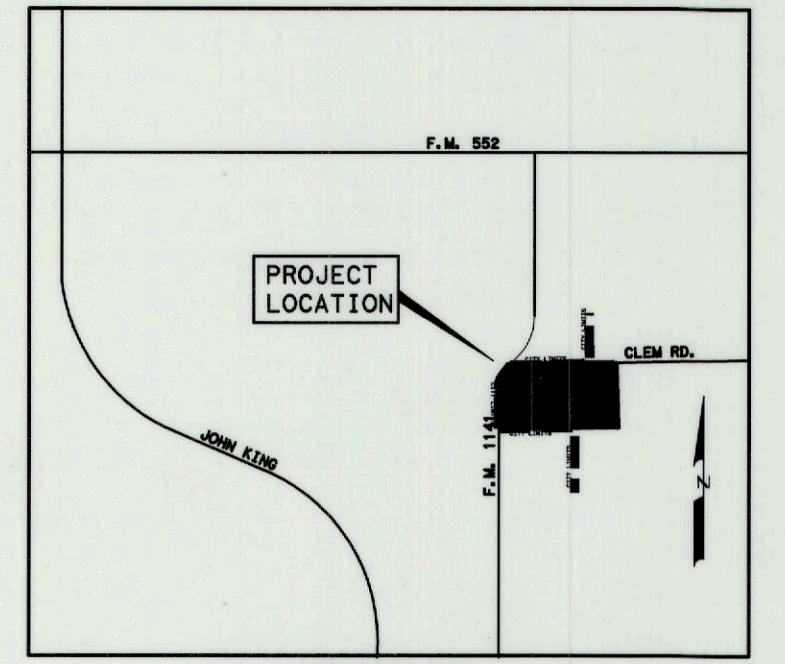
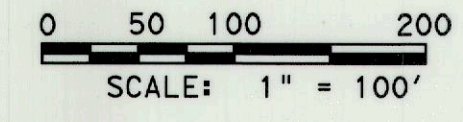


CITY OF ROCKWALL GRID SYSTEM COORDINATES
 2602305.80 | 7034878.33
 ELEV = 0.0

MEADOW VIEW RANCH CAB. A, SLD. 253

MAYTONA RANCH ESTATES CAB. B, PG. 78

ERWIN KARL DANIEL
VOL. 6424, PG. 27



LOCATION MAP
N.T.S.

NOTES

- Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
- No trees to be placed in right-of-ways or 10' utility easements along right-of-ways or along lot lines.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

WILLIAM MCCALLUM
DOC. NO. 2015-0000001423

S00°46'30"E 1314.86'

FINAL PLAT
OF
**WINDING CREEK
SUBDIVISION**

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING A REPLAT OF
WINDING CREEK SUBDIVISION
BEING

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TOTAL RESIDENTIAL LOTS 132

SITUATED IN THE
W.M. DALTON SURVEY, ABSTRACT NO. 72

IN THE
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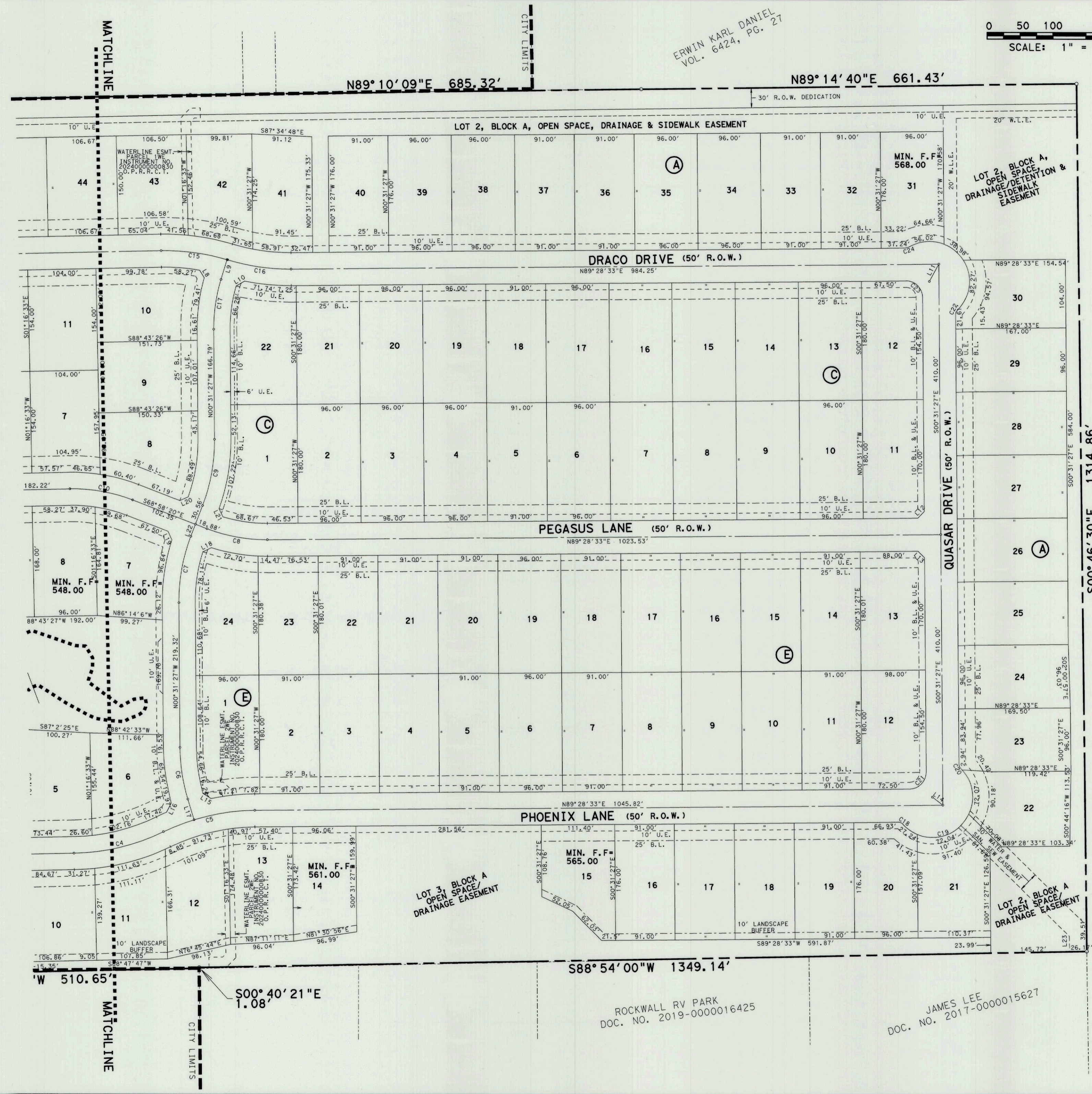
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DALLAS, TEXAS 75230
214-888-8842

AUGUST 2024

SCALE 1" = 100'



S88°54'00"W 1349.14'

ROCKWALL RV PARK
DOC. NO. 2019-0000016425

JAMES LEE
DOC. NO. 2017-0000015627

S00°40'21"E
1.08'

W 510.65'

OWNER'S CERTIFICATE

WHEREAS FALCON PLACE, SF LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88°43'27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89°10'09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89°14'40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in In Doc. No. 2015000001423 in said Deed Records;

THENCE, South 00°46'30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 Inch Iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88°54'00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 Inch Iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 Inch Iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00°40'21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 Inch Iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88°40'07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 Inch Iron rod found;

THENCE, South 89°25'48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 Inch Iron rod found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00°35'35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 Inch Iron rod found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39°09'00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18°58'55" East 357.25 feet), to a 1 Inch Iron rod at the point of tangency;

THENCE, North 38°33'25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

We understand and do 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. We also understand 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 system 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 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.
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/ property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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. The detention drainage system is to be maintained, repaired and owned by the subdivision Property owner shall be responsible for maintaining, repairing, and replacing all systems with the drainage and detention easements including the City Park.
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 the developer and/or owner has complied with all requirements of the Subdivision Regulations 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, 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.

We further acknowledge that the dedications and/or exactions 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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FALCON PLACE SF, LTD.
a Texas limited partnership

BY: FALCON PLACE SF GP Corporation
a Texas corporation
Its General Partner

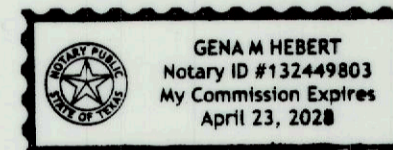
JOHN ARNOLD
Director

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 stated. Given upon my hand and seal of office this 26th day of August, 2024.

Notary Public in and for the State of Texas

My Commission Expires: 4/23/2028



Shaddock Homes, Ltd.
a Texas limited partnership

BY: Shaddock H GP, LLC
Its General Partner

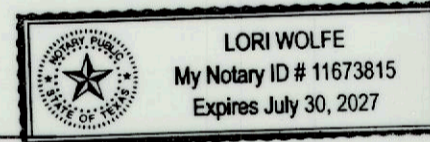
Jay Hankla
General Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAY HANKLA, 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 stated. Given upon my hand and seal of office this 26th day of August, 2024.

Notary Public in and for the State of Texas

My Commission Expires: 7/30/27



Windsor Homes Cumberland, LLC
a Texas Limited Liability Company

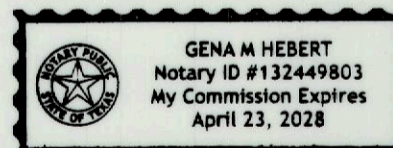
Adam Buczek
President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ADAM BUCZEK, 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 stated. Given upon my hand and seal of office this 26th day of August, 2024.

Notary Public in and for the State of Texas

My Commission Expires: 4/23/2028



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 use and fire protection within such plat, as required under Ordinance 83-54.

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19th day of AUGUST, 2024.

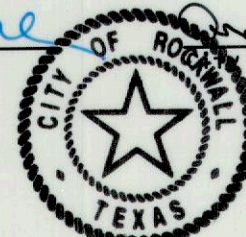
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 3rd day of September, 2024.

Mayor, City of Rockwall

Planning & Zoning Commission Chairman

City Secretary

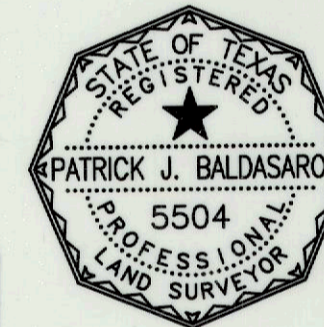


SURVEYOR CERTIFICATE

I, PATRICK J. BALDASARO, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 26 day of Aug, 2024.

PATRICK J. BALDASARO
R.P.L.S. No. 5504



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/05/2024 02:12:56 PM
\$147.00
20240000015630



Signature of Jennifer Fogg

FINAL PLAT
OF

WINDING CREEK SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E

BEING A REPLAT OF
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78.831 ACRES or 3,433,878.6 SF
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IN THE
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AUGUST 2024

CASE #P2024-027 SHEET 3 OF 3