

OWNER'S CERTIFICATE

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

BEGINNING at a point in the northeast right-of-way of F.M. Road No. 3097, said point being North 45°34'00" West, 307.00 feet from the Point of Beginning of the said Epic, Inc., Trustee tract, which is also North 45°34'00" West, 30.00 feet from the southeast corner of said Smith Survey;

THENCE: North 45°34'00" West along the northeast right-of-way line of F.M. Road No. 3097 a distance of 1650.00 feet to a point for corner; said point being the southeast corner of a 4.44 acre tract of land conveyed to Texas District, The Lutheran Church Missouri Synod, by deed and recorded on November 4, 1976 in the Deed Records of Rockwall County, Texas;

THENCE: North 44°19'30" East with the southeast line of the church property for a distance of 365.00 feet to an iron pin found for the southeast corner of the church property, continuing for a total of 600.00 feet to a point for corner;

THENCE: South 45°40'30" East a distance of 690.00 feet to a point for a corner;

THENCE: South 44°19'30" West a distance of 800.00 feet to a point for a corner;

THENCE: South 45°34'00" East a distance of 1650.00 feet to a point for a corner;

THENCE: South 75°38'00" East a distance of 160.00 feet to a point for a corner; said point being on a curve at a tangent point of this course;

THENCE: Southwesterly with a curve having a radius of 350.00 feet, and a central angle of 30°00'00" for a distance of 185.50 feet to a point of tangency;

THENCE: South 44°26'00" West a distance of 185.00 feet to the Place of BEGINNING and containing 18.4000 acres of land.

WE 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 A, Installment One, 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 access 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. 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, building, 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 Rockwall, Texas, this 15th day of June, 1982, A.D.

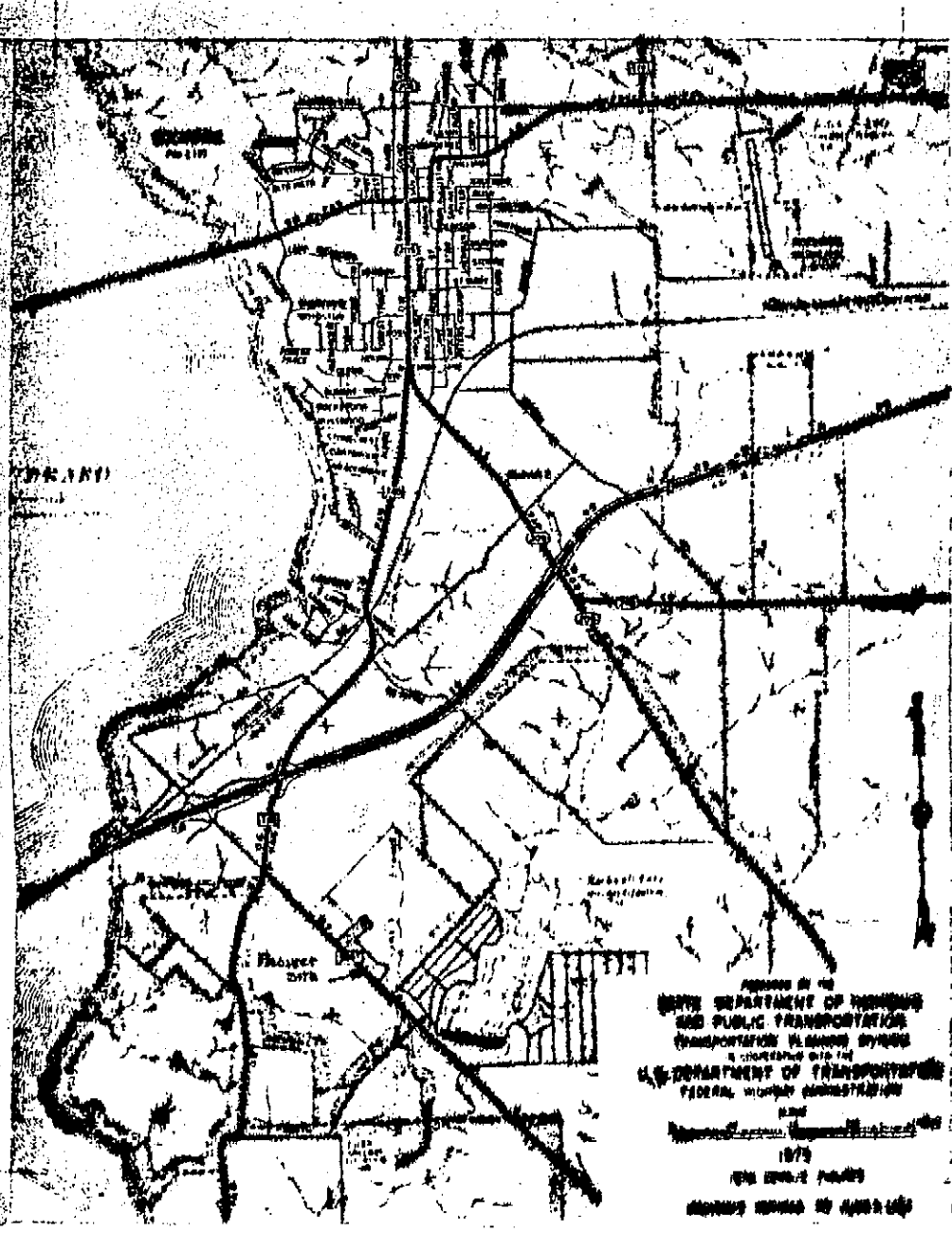
EPIC, Inc.
[Signature]
 Clyde M. Pittman, Jr., President

STATE OF TEXAS
 COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Clyde M. Pittman, Jr., as President of Epic, 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 15th day of June, 1982.

*Vol 15
 Sheet 26*



Recommended for Plat Approval:
[Signature] Date *6/15/82*

Approved:
[Signature] Date *6/15/82*
 Chairman Planning & Zoning Commission

I hereby certify that the above and foregoing plat of Windmill Ridge Estates, Section A - Installment One, in addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of June, 1982.

WITNESS OUR HANDS this 15th day of June, 1982, A.D.

[Signature]
 City Secretary, City of Rockwall

PLATMAN'S CERTIFICATE

WE THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Charles L. Crouch, do hereby certify that I prepared this plat upon an actual and accurate survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision.

[Signature]
 Charles L. Crouch
 Licensed Professional Engineer 02509
 Registered Public Survey 42574

STATE OF TEXAS
 COUNTY OF ROCKWALL

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared Charles L. Crouch, known to me 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 15th day of June, 1982, A.D.

FILE PLAT
WINDMILL RIDGE ESTATES
SECTION "A" - INSTALLMENT ONE
 IN THE JAMES SMITH SURVEY, ABSTRACT NO 200 ROCKWALL COUNTY, TEXAS
 IN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

EPIC

Clyde M. Pittman

Charles L. Crouch, P.E.
 Land Development Consultant