

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 125.65 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 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;
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 Dallas, Texas, this 11th day of February, 1986.
CENTENNIAL HOMES, INC.

Frederick E. Roach
Frederick E. Roach, President

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 11th day of February, 1986.

LaThene B. Moore
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
Charles M. Davis, Registered Public Surveyor No. 4323

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 10th day of February, 1986.

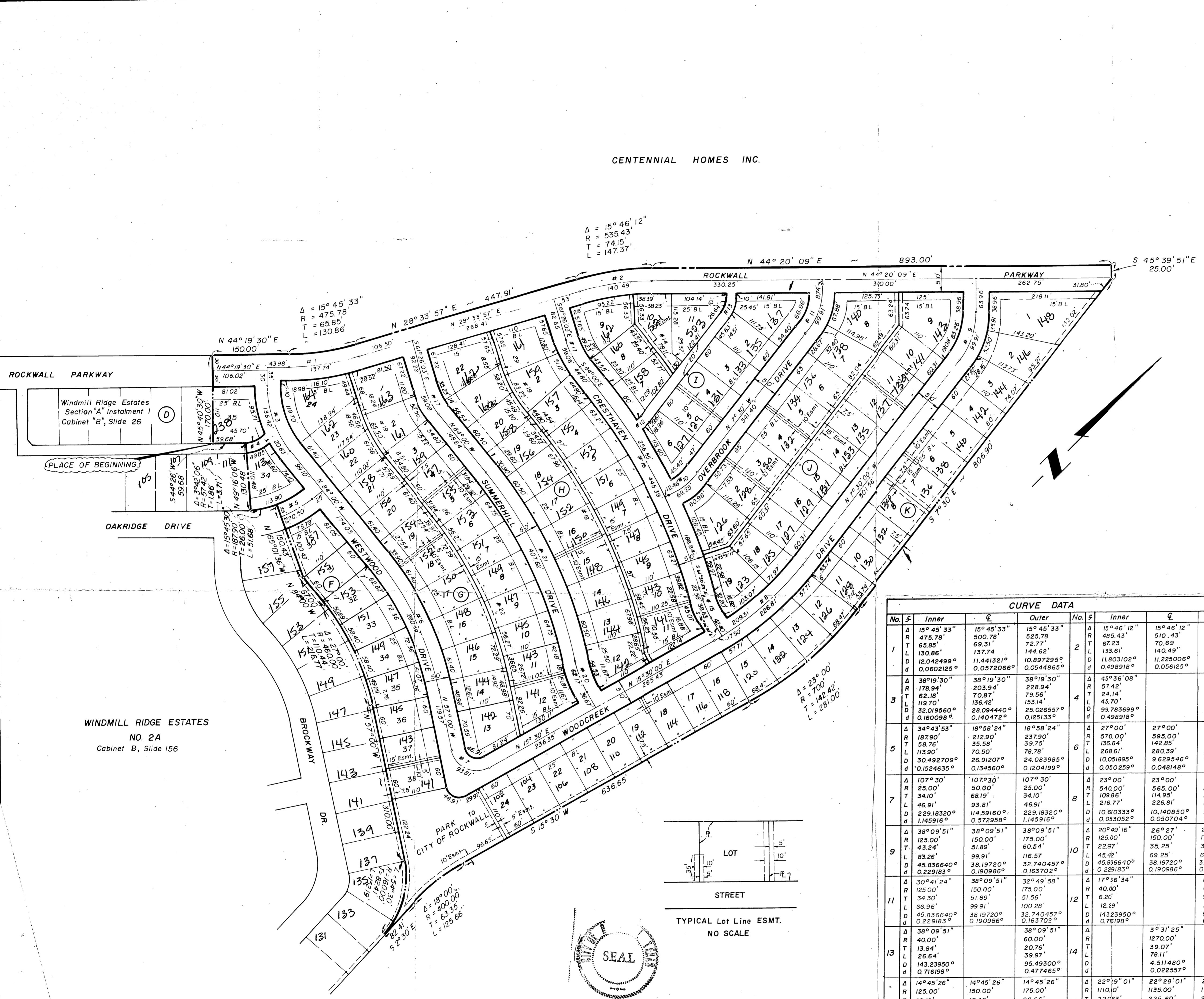
John D. Moore, Jr.
Notary Public in and for said County and State

FILE PLAT

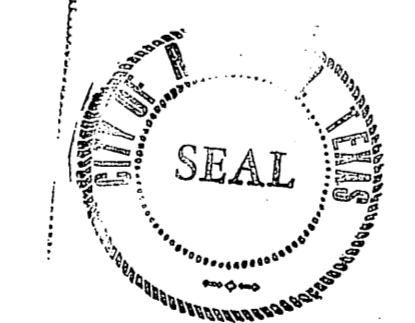
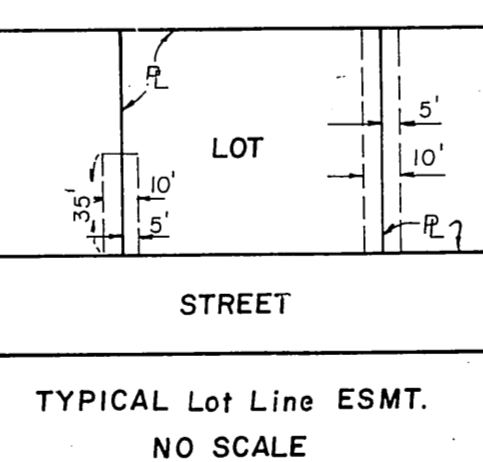
WINDMILL RIDGE ESTATES NO. 3A						
JAMES SMITH SURVEY ABST. NO. 200						
City of Rockwall, Rockwall County, Texas						
John C. Gibson Co. Inc. Consulting Engineers						
9510 Military Parkway Dallas, Texas 75227						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
J.C.G.	R.J.H.		1" = 100'	R.D.	Windmill Ridge 3A	2
Inc.						21

CENTENNIAL HOMES INC.

Δ = 15° 46' 12"
R = 535.43'
T = 74.15'
L = 147.37'



CURVE DATA											
No.	Δ	Inner	Outer	No.	Δ	Inner	Outer				
1	Δ	15° 45' 33"	15° 45' 33"	1	Δ	15° 46' 12"	15° 46' 12"				
	R	475.78'	500.78'		R	485.43'	510.43'				
	T	69.31'	72.77'		T	67.23'	70.69'				
	D	130.86'	137.74'		D	118.03102°	118.25006°				
	d	0.0560285°	0.0572066°		d	0.498918°	0.053504°				
2	Δ	38° 19' 30"	38° 19' 30"	2	Δ	45° 36' 08"	45° 36' 08"				
	R	178.94'	203.94'		R	57.42'	57.42'				
	T	62.18'	70.87'		T	24.14'	25.82'				
	D	119.70'	136.42'		D	113.61'	140.49'				
	d	32.09560°	28.09444°		d	99.783699°	74.006458°				
	d	0.160098°	0.140472°		d	0.498918°	0.370032°				
3	Δ	34° 43' 53"	18° 58' 24"	3	Δ	27° 00'	27° 00'				
	R	187.90'	212.90'		R	570.00'	598.00'				
	T	62.18'	35.58'		T	136.64'	142.85'				
	D	113.90'	70.50'		T	268.61'	280.39'				
	D	30.492709°	26.91207°		D	10.051895°	9.629546°				
	d	0.1524635°	0.134560°		d	0.050259°	0.048148°				
4	Δ	107° 30'	107° 30'	4	Δ	23° 00'	23° 00'				
	R	25.00'	50.00'		R	540.00'	565.00'				
	T	34.10'	68.19'		R	103.86'	114.98'				
	L	48.91'	93.81'		T	215.17'	236.81'				
	D	229.18320°	114.59160°		D	10.610333°	10.140850°				
	d	1.145916°	0.572958°		d	0.053052°	0.050704°				
5	Δ	38° 09' 51"	38° 09' 51"	5	Δ	20° 49' 16"	26° 27'				
	R	125.00'	150.00'		R	150.00'	175.00'				
	T	43.24'	51.89'		T	22.97'	35.25'				
	L	83.26'	99.91'		L	45.42'	69.25'				
	D	45.836640°	38.19720°		D	45.815640°	38.19720°				
	d	0.229183°	0.190986°		d	0.229183°	0.190986°				
6	Δ	30° 41' 24"	38° 09' 51"	6	Δ	17° 16' 34"	18° 06' 12"				
	R	125.00'	150.00'		R	40.00'	60.00'				
	T	34.30'	51.89'		T	6.20'	9.56'				
	L	66.96'	99.91'		L	12.29'	18.96'				
	D	45.836640°	38.19720°		D	143.23950°	95.49300°				
	d	0.229183°	0.190986°		d	0.76198°	0.477465°				
7	Δ	38° 09' 51"	38° 09' 51"	7	Δ	3° 31' 25"	1270.00'				
	R	40.00'	60.00'		R	39.07'	78.11'				
	T	13.94'	20.76'		T	4.511480°	0.22257°				
	L	26.64'	39.97'		D						
	D	143.23950°	95.49300°		D						
	d	0.716198°	0.477465°		d						
8	Δ	14° 45' 26"	14° 45' 26"	8	Δ	22° 19' 01"	22° 29' 01"				
	R	125.00'	150.00'		R	110.10'	113.00'				
	T	16.19'	19.42'		T	22.093'	22.50'				
	L	32.20'	38.63'		L	435.18'	445.39'				
	D	45.836640°	38.19720°		D	5.616838°	4.939993°				
	d	0.229183°	0.190986°		d	0.028089°	0.024896°				
9	Δ	22° 33' 57"	22° 33' 57"	9	Δ	27° 00'	27° 00'				
	R	125.00'	150.00'		R	1000.00'	1000.00'				
	T	24.94'	29.93'		T	240.08'	240.08'				
	L	49.23'	59.08'		L	471.24'	471.24'				
	D	45.836640°	38.19720°		D	5.78980°	5.78980°				
	d	0.229183°	0.190986°		d	0.028089°	0.024896°				
10	Δ	27° 00'	27° 00'	10	Δ	17° 10'	17° 30'				
	R	840.00'	865.00'		R	178.15'	203.55'				
	T	201.67'	207.67'		T	27.4'	31.33'				
	L	395.84'	407.62'		L	54.5'	62.17'				
	D	6.820929°	6.6237919°		D	32.39499°	28.148268°				
	d	0.034105°	0.033119°		d	0.1644475°	0.140741°				
11	Δ	27° 00'	27° 00'	11	Δ	27° 00'	27° 00'				
	R	840.00'	865.00'		R	730.00'	730.00'				
	T	201.67'	207.67'		T	178.15'	203.55'				
	L	395.84'	407.62'		L	54.5'	62.17'				
	D	6.820929°	6.6237919°		D	32.39499°	28.148268°				
	d	0.034105°	0.033119°		d	0.1644475°	0.140741°				



RECOMMENDED FOR FINAL APPROVAL:
William Eim
City Administrator
APPROVED:
Thomas E. O'Connell
Chairman, Planning & Zoning Commission
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 15th day of October, 1985.
John E. Moore
MAYOR
CITY SECRETARY, City of Rockwall, Texas